

# Retail

Hicks Baker

Commercial Property Consultants



## TO LET / FOR SALE

### RENT

£26,000 P.A. plus VAT

### PRICE

£475,000 plus VAT on a 150 year lease

### KEY FACTS

- ☐ A1/A2 retail unit
- ☐ Situated in busy precinct
- ☐ Excellent public car parks
- ☐ 50 units in pedestrianised area
- ☐ Retailers close by include Waitrose, Marc Antoni, Oxfam and many independent and national retailers.

## Woodley – 107 Crockhamwell Road RG5 3JP

### A1/A2 RETAIL TO LET

RETAIL AREA	SQ FT
Ground floor	807
ITZA	521

### RATES

Rateable Value (2017) - £29,750

UBR - 49.1p

**NB:** A transitional rate could apply. Please check with the Local Authority.

### LEASE

A new lease will be granted on terms to be agreed. Alternatively, the unit is available for sale on a 150 year lease for £475,000 plus VAT.

### SERVICE CHARGE

Estimated service charge for this year is £1,852 p.a.

### INSURANCE

Estimated insurance - £480 p.a.

### EPC RATING

The current EPC rating is 'D'. A full certificate is available upon request.

### VIEWINGS

Fiona Brownfoot

Hicks Baker

T: 0118 955 7083

M: 07774 470214

E: [f.brownfoot@hicksbaker.co.uk](mailto:f.brownfoot@hicksbaker.co.uk)

Tom Mudie

Hicks Baker

T: 0118 955 7086

M: 07789 001 261

E: [t.mudie@hicksbaker.co.uk](mailto:t.mudie@hicksbaker.co.uk)

T: 0118 959 6144 W: [www.hicksbaker.co.uk](http://www.hicksbaker.co.uk)

