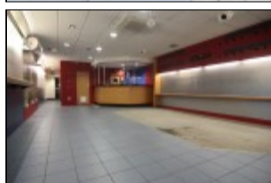




Crockhamwell Road, Woodley, Reading

£2,917 PCM (fees apply)



Property Description

Shop

DESCRIPTION/LOCATION:

Woodley is considered a robust shopping centre with good local support. There has been limited and planned expansion with the addition of Lidl in recent years. There is also a central library and adjoining primary school – all bringing additional shoppers. Woodley has its very own Centre Manager, over the years promoting and supporting regular weekly and monthly markets, as well as lots of events and entertainment, including a twice monthly car boot sale.

Shopping is made easier for disabled persons with allocated parking right in the middle of the Town Centre near the shops, with very good level access.

The majority of the buildings are two or three storey, with the upper parts now converted into residential to provide a captive evening and weekend audience.

Woodley is within the administration area of Wokingham Borough Council but is considered by many a suburb of Reading, about three miles to the west. Excellent road and rail links - A3290 leading to M4 Junction 10 less than two miles.

ACCOMMODATION:

The property enjoys a commanding frontage with full height plated glass window and door, leading to a largely open plan area. There is a partitioned counter, kitchenette, three toilets and rear access.

Car Parking: There is an allocated car parking space in the service yard at the rear.

Use: The current use is sui generis. It will therefore be necessary to obtain a change of use.

Terms: A new FRI lease - terms to be agreed and subject to references.

Rent: £42,500 per annum exc.

Rateable Value: £34,500. For 2020/2021 the multiplier is 51.2 pence and the small Business Rate Multiplier is 49.9 pence.

EPC Rating: D88

VAT: The rent and service charge is subject to VAT.

Viewing: By appointment with Martin & Pole Chartered Surveyors, Wokingham and Reading, Tel: 0118 978 0777 Email: wokingham@martinpole.co.uk

These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

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