

Retail



TO LET

RENT

£9,600 P.A.

KEY FACTS

- ❑ Situated on a busy pedestrianised walkway between Broad Street and Waitrose in Wokingham town centre
- ❑ Adjacent to Waitrose Car Park
- ❑ 1 Car parking space at rear
- ❑ Currently, a delicatessens business with all the equipment available at a premium - offers are invited
- ❑ The unit benefits from its own toilet

Wokingham – The Old Slaughterhouse, 4 Central Walk RG40 1AU

A1 RETAIL UNIT TO LET

| RETAIL AREA | SQ FT |
|-------------------|-------|
| Ground floor area | 278 |

VIEWINGS

Gordon Muir

Tel: 0118 955 7092

Mob: 07717 827722

Email: g.muir@hicksbaker.co.uk



RATES

Rateable Value (2017) - £8,600

As the RV is below £12,000, the property benefits from Rates Exemption provided this is your only property.

LEASE

The property is available by way of an assignment of the existing 10 years lease granted 1st October 2015; subject to an upward only rent review on 1st October 2020. The lease is subject to the Landlord and Tenant Act 1954.

PREMIUM

Premiums are invited.

VAT

Vat is not payable.

T: 0118 959 6144 W: www.hicksbaker.co.uk

Transaction • Management • Performance



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LEASE CODE

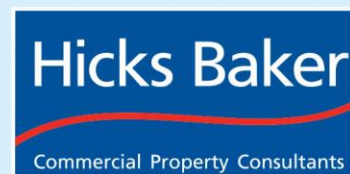
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk

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