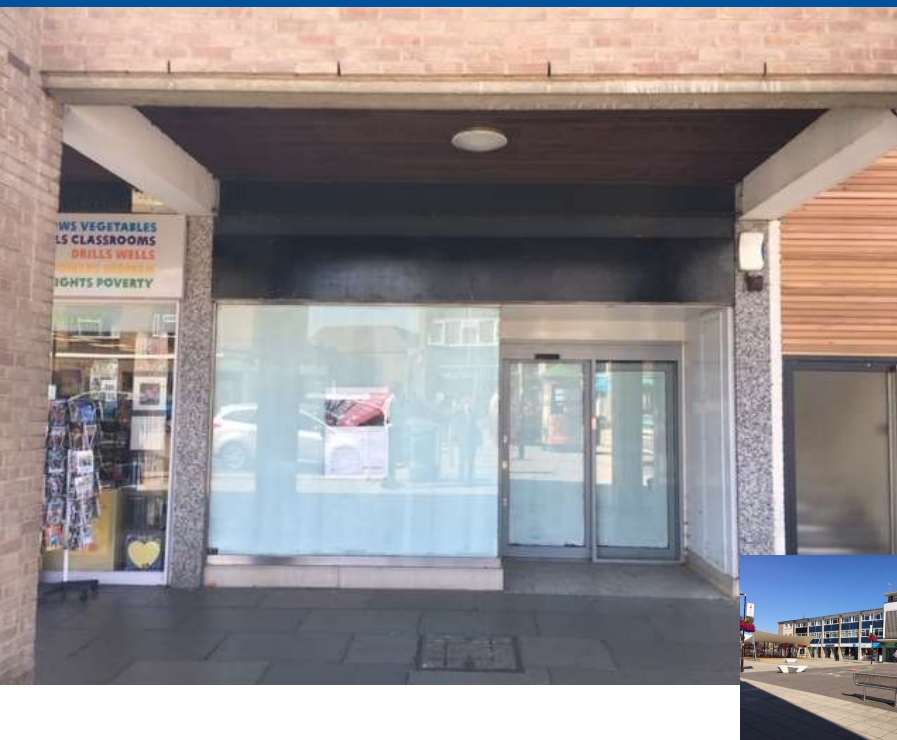


Retail



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/A3/A4/A5 retail unit
- ☐ Situated in busy precinct
- ☐ Excellent public car parks
- ☐ 50 units in pedestrianised area
- ☐ Retailers close by include Waitrose, Marc Antoni, Oxfam plus many independent and national retailers.

Woodley – 107 Crockhamwell Road RG5 3JP

A1/A2/A3/A4/A5 RETAIL UNIT TO LET

RETAIL AREA	SQ FT
Ground floor	807
ITZA	521

VIEWINGS

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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

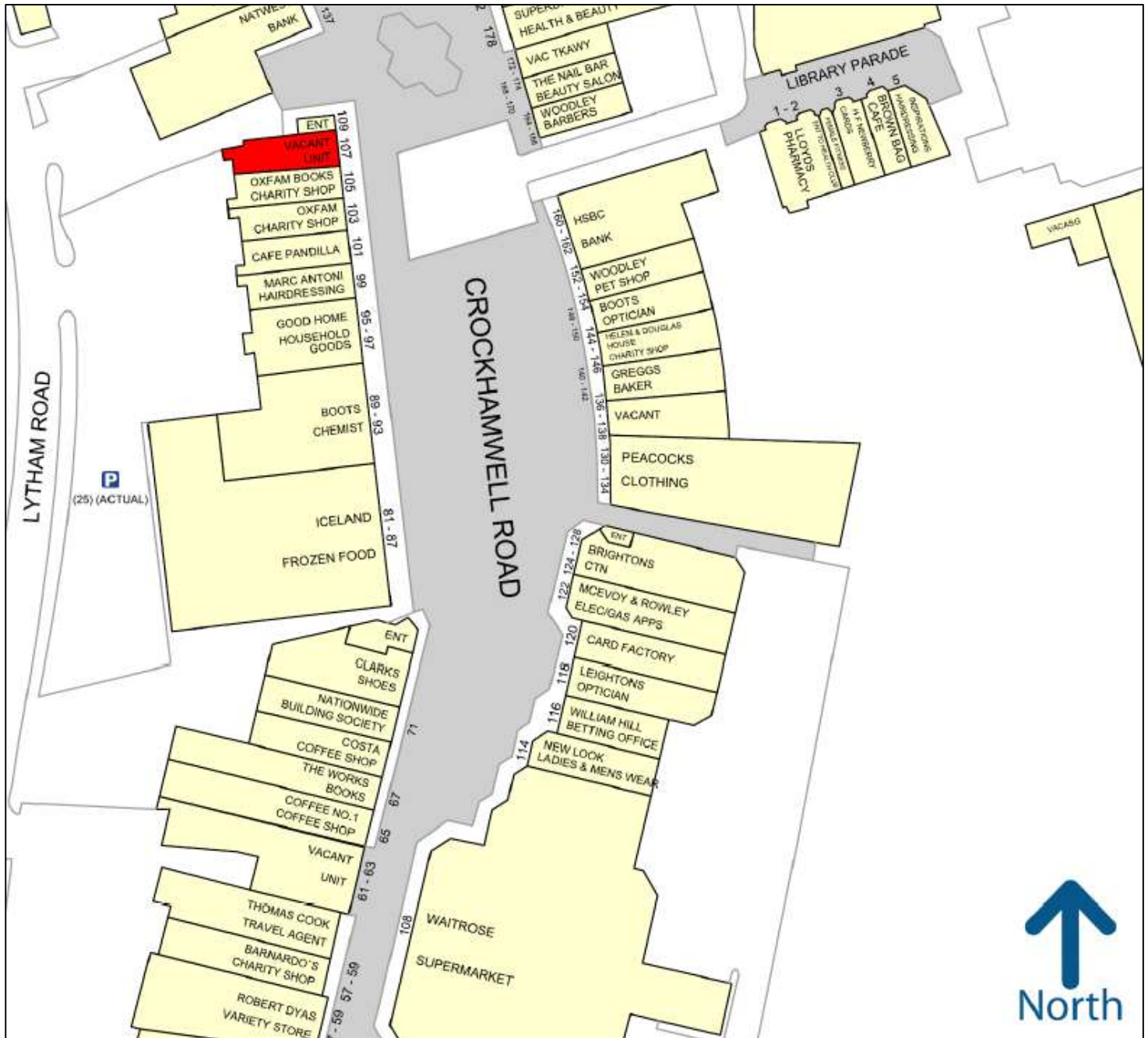
Estimated insurance - £480 p.a.

EPC RATING

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

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

Transaction • Management • Performance



DATE OF PUBLICATION

January 2020

LEASE CODE

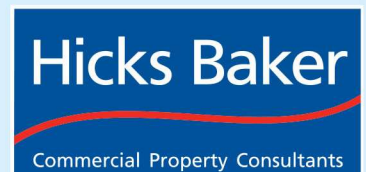
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions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

MISREPRESENTATION ACT 1967

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