

# Retail

Hicks Baker

Commercial Property Consultants



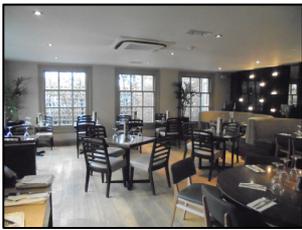
## TO LET

## RENT

as below

## KEY FACTS

- Grade II Listed Building
- Stunning restaurant premises
- Fully fitted
- Front external terrace providing approx. 30 covers.
- Rear external courtyard area providing a further 20 covers.
- Wokingham considered the most vibrant town in the Thames Valley (Grant Thornton).



## Wokingham – Montague House, 31 Broad Street, RG40 1AU

### A3 FULLY FITTED RESTAURANT TO LET

RETAIL AREA	SQ FT
Ground floor area	3,229

RENT	RENT PA EXCLUSIVE
Year 1	£65,000
Year 2	£67,500
Year 3	£70,000
Year 4	£72,500
Year 5	£75,000

### VIEWINGS

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### RATES

Rateable Value (2017) - £95,500 (Currently being appealed)

**NB:** A transitional rate could apply.

### LEASE

A new lease direct from the landlord is available on terms to be agreed.

### SERVICE CHARGE & INSURANCE

To be confirmed.

### VAT

VAT is payable.

### EPC

Not required

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# 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](http://www.lettingbusinesspremises.co.uk)

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