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Martin & Pole
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Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

Ground Floor Commercial Premises, Rose Street, Wokingham



Wokingham Town Centre

Commanding road frontage.

About 530 sq ft and 2 car parking spaces.

Suitable for a range of occupiers, subject to Landlord's approval.

Available immediately.

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or wokingham@martinpole.co.uk



To Let £14,000 per annum

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w@martinpole.co.uk

The Auction House
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Ground Floor Commercial Premises, 29 Rose Street, Wokingham RG40 1XS

- LOCATION:** Rose Street forms part of the historic commercial centre of Wokingham. There are a good range of retail units including restaurants and cafes, provision of health services and recreation. Regular bus services pass through the Town with destinations including Reading, Bracknell and Camberley. The railway station is just over ½ mile and the A329M about 2 miles leading to the M4.
- DESCRIPTION:** A Grade II listed building with 3 ground floor windows and a central door on the front elevation and a rear door leading to the car park. There are 2 offices, one behind the front left hand window and the other behind the 2 right hand windows. The building oozes character with many exposed beams to walls and ceiling. The ceiling height is typically about 6'9". In addition to the 2 offices there is a kitchen and toilet.
- PARKING:** Two private car parking spaces at the rear of the building, approached from Peach Street/Cross Street.
- SERVICES:** Gas fired central heating with radiators throughout. Gas and electricity is individually metered. There is a shared water supply, subject to an apportionment.
- LEASE:** A new lease on terms to be agreed. Anticipated 5-10 years and outside the security provisions of the Landlord and Tenant Act 1954. It will be an internal repairing and insuring lease.
- RENT:** £14,000 per annum, no VAT.
- BUSINESS RATES:** £10,500
Small business users may be eligible for exemption from payment of rates. Interested parties should enquire directly to Wokingham Borough Council.
- SERVICE CHARGE:** There is no Service Charge other than an apportionment of the insurance cost for re-instating the building and an apportionment of the water rates.
- ENERGY PERFORMANCE:** Not applicable as the building is Listed.
- BROADBAND:** Ultrafast 1000 Mbps download and Ultrafast 100 Mbps upload.
- VIEWING:** Strictly by appointment with the landlord's sole agent **Martin & Pole**
Telephone: 0118 978 0777 Email: wokingham@martinpole.co.uk Folio No: 36770

CODE FOR LEASING BUSINESS PREMISES:

We strongly recommend a prospective Tenant or Purchaser takes professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing to or signing a business tenancy agreement. The Code is available on the RICS website. [Click Here](#)

0118 978 0777