

Broad Street, Wokingham



Town Centre retail premises.
Approx 600 sq ft including retail area about 21'3 x 22'6 with kitchen/storage and toilet to the rear
Single car parking space
Rear access
New Lease – terms to be agreed

Predicted Broadband Speeds: Highest available download speed Ultrafast 1000Mbps and highest available upload speed 1000Mbps

Energy Performance: Band D

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

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Ground floor, 2-4 Broad Street, Wokingham RG40 1AB

LOCATION/DESCRIPTION: A modern building, entirely ground floor, with central customer door and 2 large display windows. Beyond the retail area is a kitchenette/store room and toilet. The property has some electric heating, there is rear access and **a single car parking space**.

The property faces Rose Street and is part of a busy pedestrian and vehicular thoroughfare, about 100m from Market Place and 400m from the railway station. Broad Street includes 30 minute parking, within 400m there is 2 hour parking and some unrestricted parking in Rectory Road. Also of course there are car parks around the town.

TERMS: The property is available on a new lease terms to be agreed but anticipated for a term of 10 years with a 5 year rent review. Use and covenant will be important considerations by the freeholder.

RENT: £20,000 per annum.

RATEABLE VALUE: £25,250

VIEWING: Strictly by appointment with the Landlord's Sole Letting Agents **Martin & Pole**
Telephone: 0118 978 0777 Email: wokingham@martinpole.co.uk

Folio No: DCA/34754

CODE FOR LEASING BUSINESS PREMISES:

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

IMPORTANT NOTE:

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances and fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances and fittings (if any) is investigated by you or your advisers before you finalise your offer or enter into a contractual commitment.



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