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**Martin & Pole**  
Established 1846

ESTATE AGENTS

Residential & Commercial Estate Agents • Lettings Agents  
Auctioneers • Planners • Management • Surveyors & Valuers

## 51 Denmark Street, Wokingham



### Wokingham town centre

A beautifully appointed detached character property with modern two storey rear extension

At least four on site car parking spaces

**Current use D1: Clinics, Health Centres, Crèches – see over for more detailed list of current lawful occupations.**

**Until recently occupied as a Beauty/Health Spa Business and a Hairdressers and Hair Loss Clinic**

Approximately 2200 sq ft (204.4 sq m)



For further information or an appointment to view please contact our Wokingham branch on 0118 979 0777 or [w@martinpole.co.uk](mailto:w@martinpole.co.uk)

**TO LET**

**£35,000 per annum**

## **51 Denmark Street, Wokingham. RG40 2AY.**

**DESCRIPTION:** A detached Grade II Listed building originally believed to be in residential use and now occupied on a commercial basis. The building is believed to date from the late 16<sup>th</sup> Century altered during the 18<sup>th</sup> Century and 19<sup>th</sup> Century and substantially extended in the late 20<sup>th</sup> Century. The photographs of the front and rear elevations show the striking difference. The old and the new complement each other. There is a character staircase in the original building and a more modern easy rising staircase in the modern extension.

**LOCATION:** The property forms part of the principal business centre of Wokingham at the southern end of Denmark Street, which is undergoing a comprehensive redevelopment including the provision of a Premier Inn, a Cinema, Aldi Store, several other Retailers – shops not yet let and in excess of 100 new residential properties. This is likely to become a busy part of the town. It is within half a mile of Wokingham Railway Station and the area has good motorway links with the M4 on the outskirts of Wokingham and the M3 just to the south at Bagshot or Camberley.

**THE PROPERTY:** The accommodation is principally set over two floors, although there are three attics rooms in the original building.

The first floor accommodation includes five consulting/treatment rooms (rooms four to eight inclusive) a further room not numbered along with changing rooms, shower and toilet.

The ground floor includes a generous sized reception area and waiting room with a commanding window overlooking Denmark Street. There are an additional four treatment/consulting rooms on the ground floor, office, staff kitchen, shower room and toilets.

The principal access is from the rear of the building where there are courtyard style gardens and four car parking spaces. The vehicular access to the car parking is immediately alongside the building and shared with occupiers of neighbouring commercial property.

**SERVICES:** Mains water, gas, electricity and drainage are connected. The property has gas fired central heating with radiators throughout with a tribute HE combination boiler within a cupboard on the first floor.

**LEASE:** The Landlord is offering a new lease on terms to be agreed, dependent upon the length of lease, covenant of the proposed tenant and repairing obligations.

**RENT:** The proposed new rent £35,000 per annum exclusive plus VAT.

**BUSINESS RATES:** Rateable value £33,500.

**ENERGY EFFICIENCY RATING:** The property is assessed as E124 – date of Certificate 12<sup>th</sup> March 2016.

**TOWN & COUNTRY PLANNING:** The property appears to form within Class D1 of the current use Classes order. This provides for the following lawful occupations:

Clinics, Health Centers, Crèches, Day Nurseries, Day Centres,  
Schools, Art Galleries (other than for sale or hire), Museums,  
Libraries, Halls, Places of Worship, Church Halls, Law Court.  
Non residential education and training centres.

**VIEWING:** Strictly by appointment with the Landlord's sole agents, telephone 0118 978 0777.

### **IMPORTANT NOTE:**

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances or 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. Fo:3107



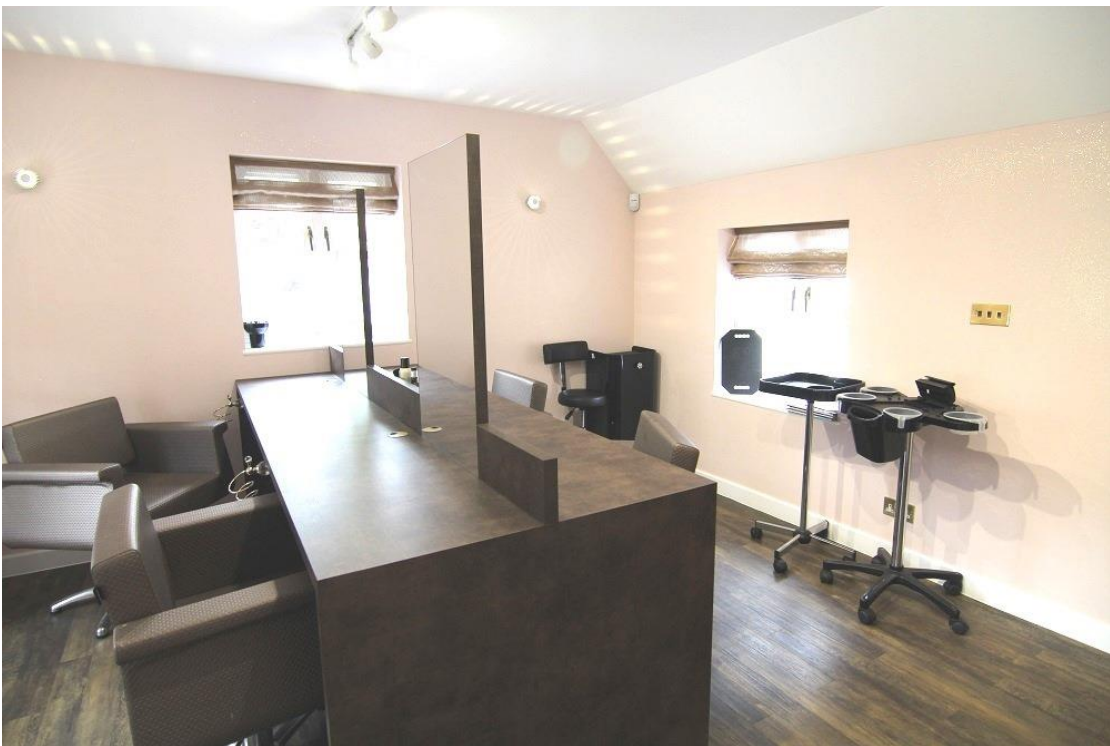


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