

Wallis House
27 Broad Street
Wokingham
RG40 1AU
T: 0118 978 0777
w@martinpole.co.uk

The Auction House
Milton Road
Wokingham
RG40 1DB
T: 0118 979 0460
a@martinpole.co.uk

Fine & Country
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 989 4499
wokingham@fineandcountry.com

Associated Office:
16 The Parade
Silverdale Road
Earley Reading RG6 7NZ
T: 0118 926 4422
e@martinpole.co.uk

www.martinpole.co.uk

24 – 26 Barkham Road, Wokingham RG41 2XP

LOCATION: Within 100 yards of Wokingham railway station and therefore close to the main retail centre of Wokingham. Some passing traffic which becomes stationary when level crossing gates are frequently closed!

DESCRIPTION: The current business of K-C Sports has occupied these premises for 45 years approx. They now become available due to retirement. Originally two retail units with the two “front doors” retained. The internal frontage is 29’8 and there is a maximum depth of 41ft. However, to the rear of 24 Barkham Road there is a recess 13’ x 6’ for external storage and to the rear of 26 Barkham Road there is a toilet with outside only access.

There is side pedestrian access to the rear of the property which is shared by the two flats above these premises and the building known as The Old Bakery also to the rear which will shortly be converted to residential comprising a two-bedroom, two storey detached house.

TERMS: A new lease on a fully repairing and insuring basis for a term of 10 years with a rent review after 5 years.

RENT: £20,000 per annum exclusive.

RATES: Rateable Value currently £20,000 to include the two-storey building at the rear and therefore suitable for reassessment.

EPC RATING: 65 C

VIEWING: Strictly by appointment with the Landlord’s sole agents

MARTIN & POLE

Telephone: 0118 978 0777

Email: wokingham@martinpole.co.uk

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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](#)

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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