

RETAIL

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TO LET

(SUBJECT TO VACANT POSSESSION)

32-33, MARKET PLACE, WOKINGHAM, RG40 1AP

GROUND FLOOR SALES & FIRST FLOOR ANCILLARY

LOCATION

Wokingham boasts a population of 177,500* and is situated approximately 2 miles south of junction 10 of the M4, 4 miles west of Bracknell and 12 miles south-east of Reading.

The premises front Market Place benefitting from one of the principal town centre car parks immediately behind, accessible via the adjoining Luckley Lane.

The premises are in a rank of occupiers that include WH Smith, Caffè Nero and Edinburgh Woollen Mill whilst opposite Greggs, Oliver Bonas, Superdrug, Costa and Boots.

ACCOMMODATION

The premises benefit from a corner position with a rear service yard/parking. The net internal floor areas and dimensions are:

Gross Frontage:	11.33 m	(37 ft 2)
Internal Width:	10.11 m	(33 ft 2) + shop fit
Built Depth:	61.54 m	(201 ft 11)
Ground Floor:	672.74 m ²	(7,242 ft ²)
First Floor Staff/Storage:	140.63 m ²	(1,514 ft ²)
First Floor Remote Storage:	41.76 m ²	(450 ft ²)

*<https://www.ons.gov.uk/visualisations/censuspopulationchange>

CONTACT

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

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LEASE

A new full repairing and insuring lease is available for a term to be agreed incorporating 5 yearly upward only rent reviews.

RENT

£90,000 per annum exclusive.

FREEHOLD

Consideration would be given to a freehold sale where offers are invited.

USE

The premises benefit from E class planning consent so can be used for retail, offices, restaurant and some medical uses, all subject to landlord's prior approval.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £97,000 (From 1st April 2023)

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.tax.service.gov.uk/business-rates-find/valuations/start/199979165>

LEGAL COSTS

Each party to bear their own legal costs in any transaction.

ENERGY PERFORMANCE CERTIFICATE

EPC rating of C (59), valid until 10 April 2033.

VAT

All figures within these terms are exclusive of VAT, where applicable.

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Cellan Richards

cellan.richards@carterjonas.co.uk / 0117 403 9990 / 0117 922 1222 or

Stuart Williams

stuart.williams@carterjonas.co.uk / 0117 922 1222

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



Ground Floor Sales



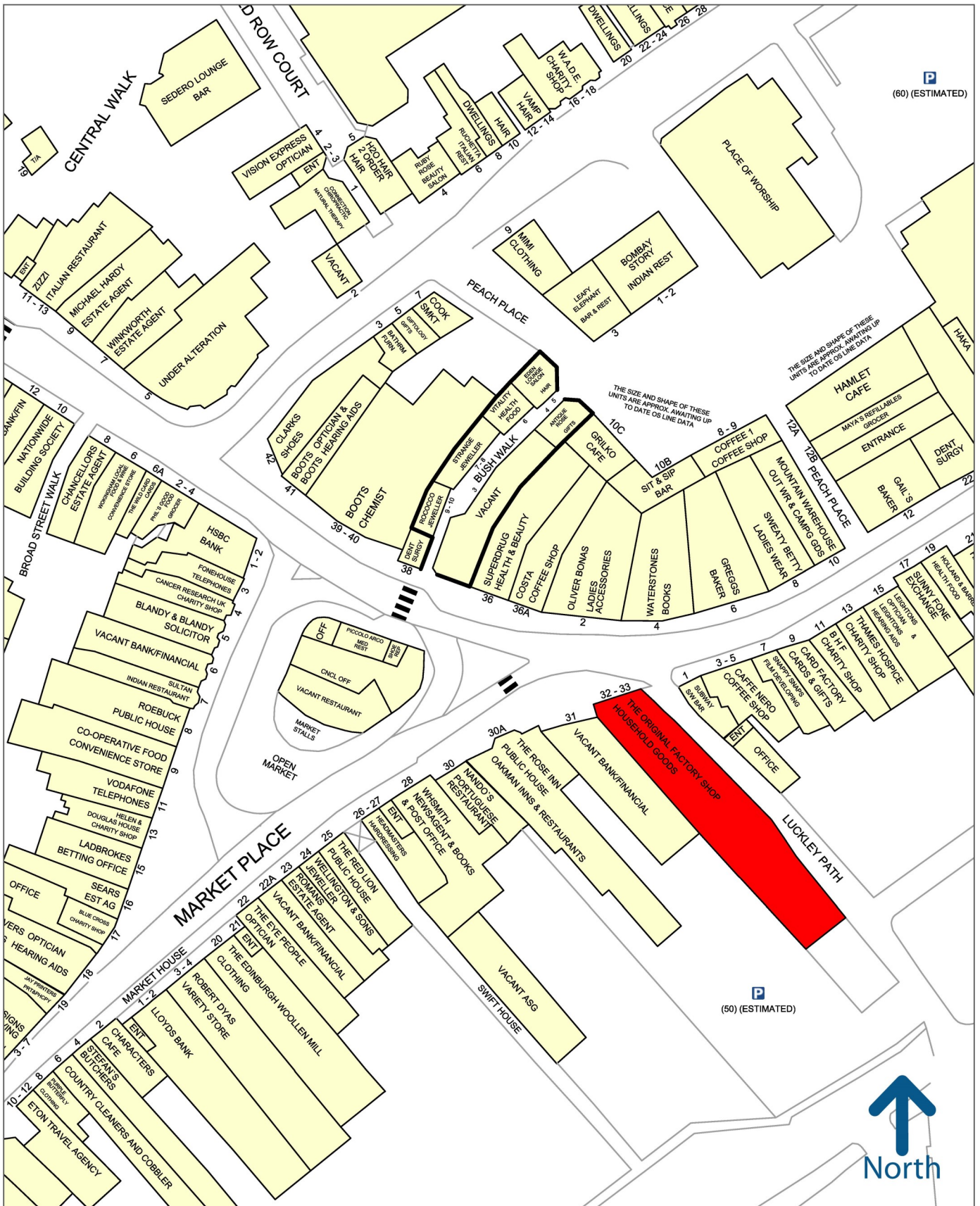
Rear servicing

SUBJECT TO CONTRACT June 2025

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50 metres

Experian Goad Plan Created: 04/06/2025
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