18 BROAD STREET WOKINGHAM BERKSHIRE RG40 1AB

Location

Wokingham is a prosperous Thames Valley town with an approximate population of 42,728, situated approximately 7 miles southeast of Reading and 35 miles west of London. It benefits from good communications, being approximately 5 miles from Junction 10 of the M4 and Junction 3 of the M3 is approximately 10 miles south. There are direct services from the town's railway station to London Waterloo, Reading and Gatwick Airport. A coach service from Reading Station provides a half-hourly service to Heathrow Airport. Wokingham is ranked fourth in the country for average householder incomes by geographic area (CACI 2014).

Situation

The property is located in the Town Centre which is a busy commercial centre where many national retailers including MARKS & SPENCER and WAITROSE are represented. The property is situated on the southern side of Broad Street, one of the main streets in the central business area, about 120 metres west of Market Place and within 500 metres of the mainline railway station. Other occupiers in the vicinity include the POST OFFICE, HSBC BANK, BOOTS, ZIZZI'S, SANTANDER, NATIONWIDE, NATIONAL WESTMINSTER BANK, PIZZA EXPRESS, PREZZO and GREGGS BAKERY. A number of restaurateurs are also in the town, including CAFÉ ROUGE, NANDOS and CLEAVER.

Description

The property comprises a ground floor restaurant with outside seating area, five self contained flats over first and second floors. The building is constructed of brick construction under a clay tile roof. To the rear there is parking for six vehicles and a bicycle store.

Town Planning

The property lies within the Town Centre Conservation Area.

Tenure

FREEHOLD

Tenancy

The ground floor is let to CÔTE RESTAURANTS LIMITED on a full repairing and insuring lease being for a term of 25 years commencing from the 4th April 2014. The five unique apartments have all been let to EXECUTIVE SERVICED APARTMENTS LIMITED on individual Non-Housing Act Tenancies

WARRANT INVESTMENTS PLC