

MONTAGUE HOUSE 31 BROAD STREET WOKINGHAM BERKSHIRE RG40 1AQ

Location

Wokingham is a prosperous Thames Valley town, 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.

Situation

The property occupies a prominent location on the northern side of Broad Street, set well back from the road in an established and attractive street scene. Neighbouring occupiers include PIZZA EXPRESS, LLOYDS BANK, WAITROSE, NATIONWIDE, ZIZZI'S, SANTANDER, GREGGS, HSBC AND NATIONAL WESTMINSTER BANK PLC and a number of period offices occupied by professional consultancy firms.

Description

The property is a Georgian Grade II* Listed building of conventional brick construction under a tiled roof comprising of ground, first and second floors and cellar.

Town Planning

The property is Grade II* Listed and falls within the Town Centre Conservation Area.

Planning and Listed Building consent was obtained on the 25th August 2006 for a change of use of the ground floor to Class A3 Restaurant with three retail kiosk units, and the first/second floors as seven self-contained apartments together with a new single storey conservatory extension to the rear of the building, subject to conditions.

Planning Permission was granted on 28th November 2008 for the change of use from retail (Class A1) to Professional Services (Class A2) in respect of Units A and B Montague House.

Tenure

FREEHOLD

Tenancy

The ground floor is let to PREZZO PLC on a new full repairing and insuring lease. The retail units are let to a local businessman. The seven unique apartments have all been let to BERKSHIRE ROOMS LIMITED on individual Assured Shorthold Tenancies

