

# Wokingham Town Centre Kiosk Retail Unit Opportunity



**Shop C Montague House 31 Broad Street Wokingham Berkshire RG40 1AU**

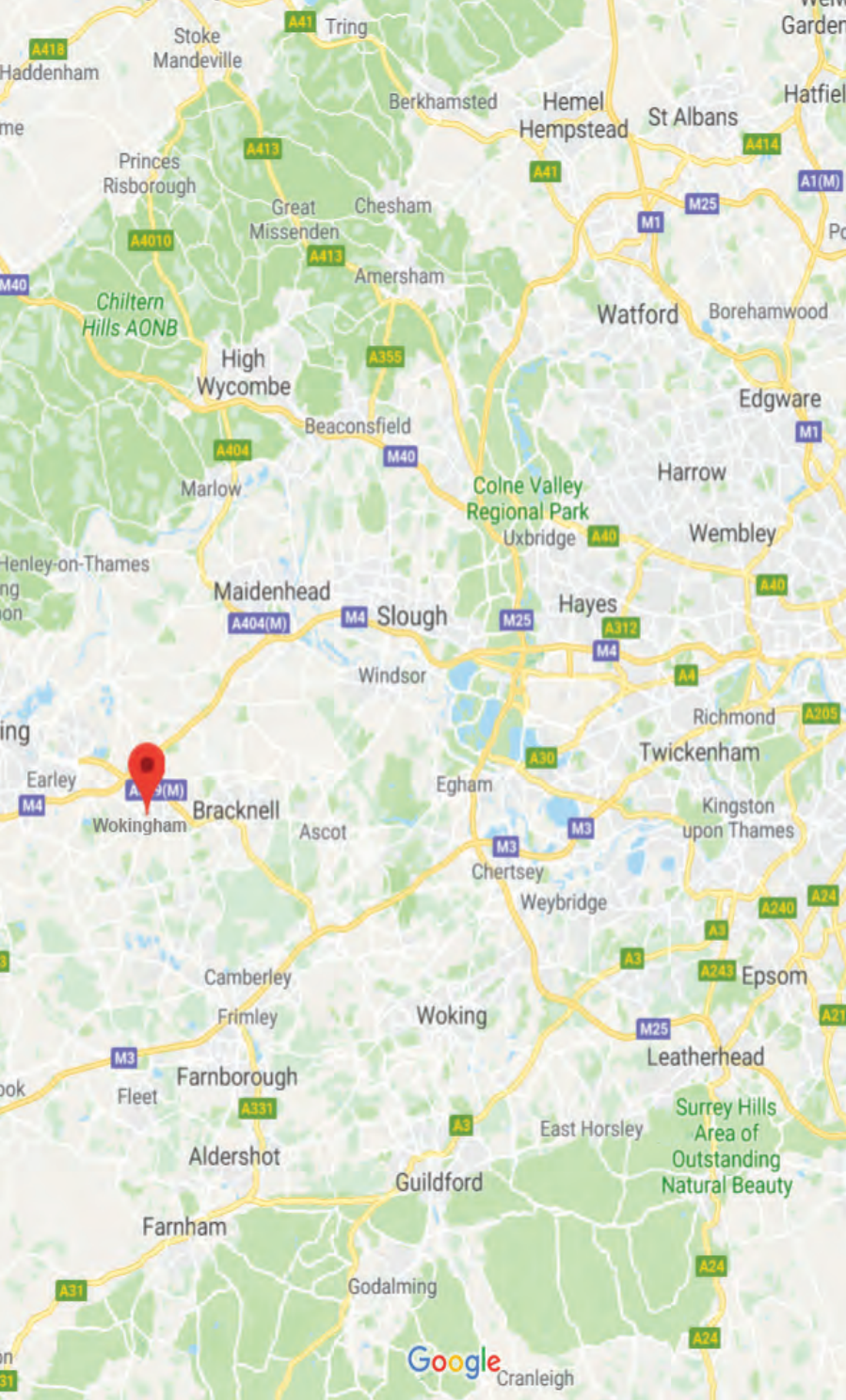
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## Location

Wokingham is a prosperous Thames Valley borough with an approximate population of 163,353 (2017), situated 7 miles southeast of Reading and 35 miles west of London. The town benefits from good communications, being approximately 5 miles south from Junction 10 of the M4 and 10 Miles north of Junction 3 of the M3 . There are direct services from the town's railway station to London Waterloo Station, Reading Station and Gatwick Airport. A coach service from Reading Station provides a half-hourly service to Heathrow Airport.

## Situation

The property is located in the Town Centre where many national retailers including **MARKS & SPENCER** and **WAITROSE** are represented. The property forms part of Montague House, which is a well known Grade II\* Listed building fronting Broad Street, one of the main streets in the central business area, about 120m west of Market Place and within 500m of the mainline railway station. Other occupiers in the vicinity include the **POST OFFICE, HSBC BANK, BOOTS, SANTANDER, NATIONWIDE, NATIONAL WESTMINSTER BANK, GREGGS, PIZZA EXPRESS, CÔTE, ZIZZI'S, NANDOS,** and **GIGGLING SQUID.**

## Description

The property is of conventional brick construction under a tiled roof. The entire building was substantially refurbished in 2007 and was redecorated in 2017.

The unit forms part of the north west elevation fronting the busy pedestrian walkway between Waitrose Car Park and Broad Street.

## Planning

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

The unit benefits from an established Class A1 (Retail) Use Class.

## Accommodation

Description	Area ft <sup>2</sup>	Area m <sup>2</sup>
Unit C	130 ft <sup>2</sup>	12.07 m <sup>2</sup>

## EPC

As the property is a Grade II\* Listed Building, the premises is exempted from the need to have an EPC.

## Rating Assessment

The Rateable Value is £4,050

The Uniform Business Rate for 2019/20 is 49.1 p in the £

The annual rates payable are £1,980.55



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(250) (ESTIMATED)

## TERMS AVAILABLE

### Lease

The shop is available on a lease term by arrangement (subject to five yearly upward only rent reviews). Prospective tenants will be required to pay a deposit by agreement. The lease will be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

### Rent

£6,000 per annum exclusive of VAT

### Value Added Tax

The property is registered for Value Added Tax

### Legal Costs

Each party is to bear their own legal costs.

### Viewing

Strictly by appointment with the Owners: -  
Warrant Properties Limited  
One Wellstones Watford WD17 2AE  
Telephone: 01923 230414 / Email: [admin@warrantgroup.net](mailto:admin@warrantgroup.net)

### Estate Agents Act 1979

In accordance with the requirements of the Estate Agents Act 1979, Warrant Properties Limited is the freehold owner of the property.



## Further Information & Contacts

May 2019

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