For Sale - Retail

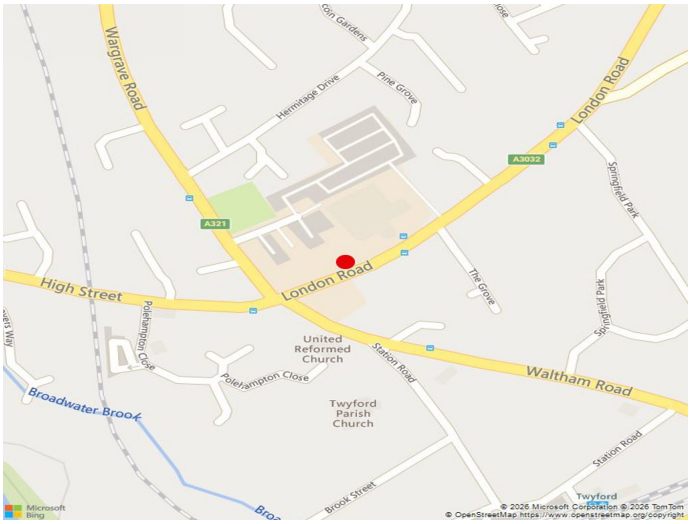


11, London Road, Twyford, Berkshire RG10 9EH

1,506 sq ft (139.91 sq m)

£195,000 for the long leasehold

Location



11 London Road is close to the crossroads in the centre of Twyford on the A3032. Twyford mainline railway station is just a 5 minute walk. Maidenhead is reached via the A4 just 7 miles east with Henley-on-Thames just 5 miles to the north via Wargrave.

Description

11 London Road is an open-plan ground floor shop with large first floor storage area located in a busy retail area.

In addition, the unit benefits from a rear parking space close to the Waitrose car park.



Accommodation

The accommodation comprises the following net internal areas: 1,506 sq ft

Floors	sq ft	sq m
Ground Floor	747	69.4
First Floor	759	70.51
Total Area	**1,506**	**139.91**

EPC

The EPC rating for this property is C.

VAT

VAT is not applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Terms

Available on a long leasehold at £195,000, with currently 68 years remaining on the lease.

Current retail business trading until March 2027

Business Rates

Rateable Value : £13,500
Rates Payable : £2,578.50
Interested parties should make their own enquiries directly with Wokingham Borough Council on 0118 974 6000.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office
Tel: 01491 571111
Email: commercial@simmonsandsons.com

Code for Leasing Business Premises
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: RICS

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