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New Build, Retail Investment For Sale, Finchwood Park, Wokingham

Finchwood Retail Centre

Finchampstead, RG40 4BN

Investment, Retail

FOR SALE

5,361 sq ft

(498.05 sq m)

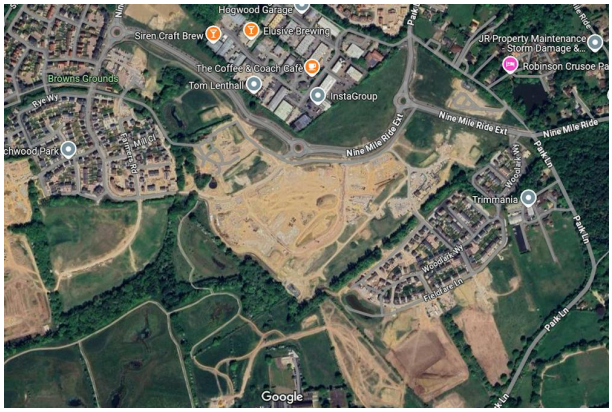
- 999 year Sub-Leasehold set amongst a large Residential Development of New Homes, South of Reading
- Comprises of 2 Retail Units (Convenience and Retail store)
- Plentiful Parking
- Built by CALA Homes and due for Completion in Nov 2027
- High visibility Location on 9 Mile Ride

Finchwood Retail Centre, Finchampstead, RG40 4BN

Summary

Available Size	5,361 sq ft
Price	Offers from £1,795,000
Business Rates	TBC
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

Built by CALA Homes/Legal & General, this Retail Investment comprises of 2 ground floor units (plus long leasehold of 16, 1st floor residential units - ground rent only).

The larger unit (Convenience Store) is being marketed to rent at £84,000 pa
The smaller unit is being marketed to rent at £34,000 pa
Total anticipated rental income £118,000 pa

This property is set in the heart of Finchwood Park, a new residential development located next to 140 acres of wildlife, woodland and green park space. Hogwood Commercial Centre is also within walking distance of these units.

These Retail Units offer plentiful parking spaces for staff/customers.

Suitable either as an Investment or Owner Occupier

Location

Finchwood Park is located to the South of Reading and on the outskirts of Wokingham. There is easy access to both the M4 (J. 10 & 11) and M3 (J.3) providing good transport links to London, the M25, South East and South West.

The development is set off of 9 Mile Ride which links Wokingham to main roads into Arborfield and Reading.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Unit 1 Convenience Store	4,000	371.61
Unit - Unit 2 Retail	1,361	126.44
Total	**5,361**	**498.05**

Viewings

Please contact The Agent to arrange viewings

Terms

Please contact the Agent for Further Information

Viewing & Further Information



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