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Ground floor retail/office premises

Unit 2

Southgate House, Alexandra Court,
Wokingham, RG40 2SL

Retail

TO LET

477 sq ft

(44.31 sq m)

- Town centre location
- Suitable for a range of Class E uses
- WC and kitchenette facilities
- Close to public parking
- Modern Unit

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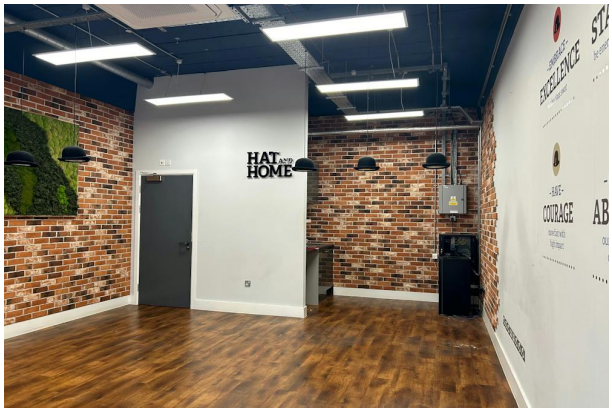
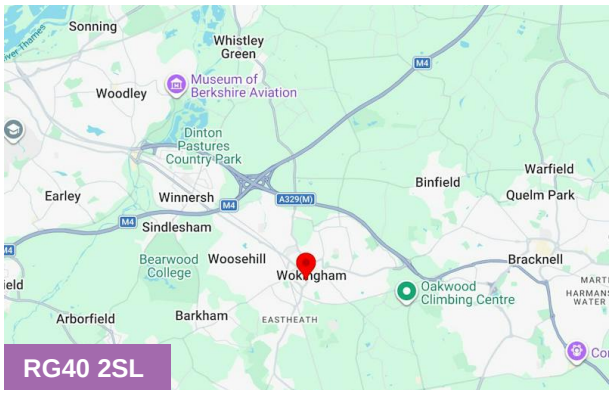
Summary

Available Size	477 sq ft
Rent	£17,000 per annum
Rates Payable	£4,488.50 per annum
Rateable Value	£11,750
Service Charge	£1,956.55 per annum
EPC Rating	C (57)







Description

This property is located in the centre of Wokingham only a short walk from Denmark Street and the newly developed Elms Field. The ground floor property is modern and comprises of open plan retail/office space with a kitchenette and WC facilities to the rear. The floor to ceiling windows make the unit bright and provide excellent signage opportunities. This falls into category E and would be suitable for a range of uses.

*Please note this property is not suitable for takeaway use.

Location

The property is very well located in the centre of the affluent market town of Wokingham. It is just a two minute walk to the Denmark Street car park, just a short walk away from the Market Place and nearby to the railway station that serves Reading and London Waterloo.

Accommodation

The accommodation comprises the following areas calculated on a Net Internal Area (NIA):

Name	sq ft	sq m
Ground	477	44.31

Viewings

By arrangement directly with the agent: Page Hardy Harris

Terms

A new lease for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for paying their own Legal Fees.

VAT

All figures quoted are exclusive of VAT which we understand is chargeable.

Viewing & Further Information



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