



To Let

5 Central Walk, Wokingham, RG40 1AJ

- An approx. 1 minute walk from Waitrose
- Located next to the popular Sedero Lounge
- 1 parking space (available on a separate licence)
- Situated in a main pedestrian walkway between Broad Street and Waitrose
- A new lease is available, direct from the landlord

Ground floor sales	335 sq ft
Rent	£16,500 p.a. plus VAT
Est. Service charge	£232.53 p.a. plus VAT
Est. Buildings insurance	£129.96 p.a.
Rates Payable	£2,521.20 p.a.

For more information please contact Hicks Baker

T: 0118 959 6144 E: retail@hicksbaker.co.uk W: hicksbaker.co.uk



USE	Class E
TENURE	Leasehold
TERMS	A new lease is available direct from the Landlord on terms to be agreed
RATEABLE VALUE	£6,600. 2026 List.
EPC	A rating. Expires November 2029
VAT	VAT is payable.

Richard Duncan

Retail and Leisure

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Lease code

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 here](#).

Misrepresentations Act 1967

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RICS



Transaction



Management



Advice

5 Central Court
Wokingham, RG40 1AJ



Ground Floor Plan

