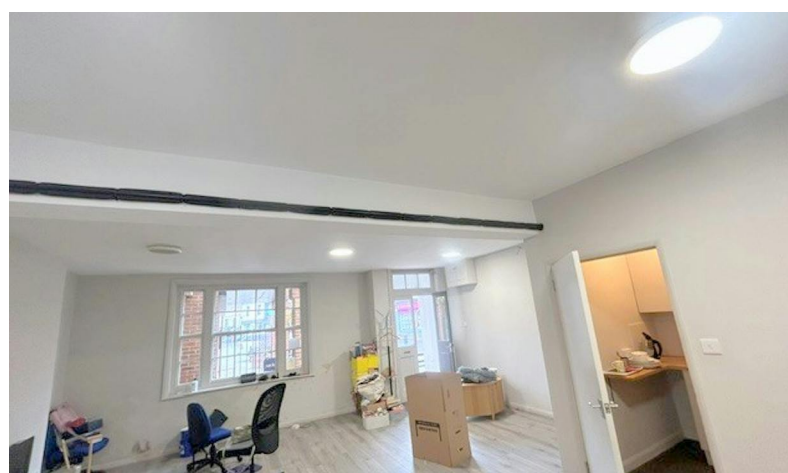




2B High Street, Twyford, RG10 9AE

Great position on the central Twyford crossroads, suited to a range of commercial uses / occupiers

Available Size	435 sq ft / 40.41 sq m
Rent	£10,000 per annum offers in the region of, subject to contract.
Business Rates	The property benefits from 100% small business rates relief.
EPC Rating	D (100)

KEY POINTS

- Overlooking the High Street crossroads
- Charming period buoling
- Suited to retail or office uses
- Low rental entry point

Location

Right in the heart of Twyford's popular shopping area conveniently overlooking the High Street cross roads. Situated in a great catchment area being between Reading, Maidenhead, Wargrave, Henley, Bracknell and Wokingham.

Description

Overlooking an attractive courtyard, the premises are accessed through a period porch. The space provides a single room with sash windows, good floor to ceiling height and a tea making point.

Accommodation

The accommodation comprises the following approximate area for guidance:

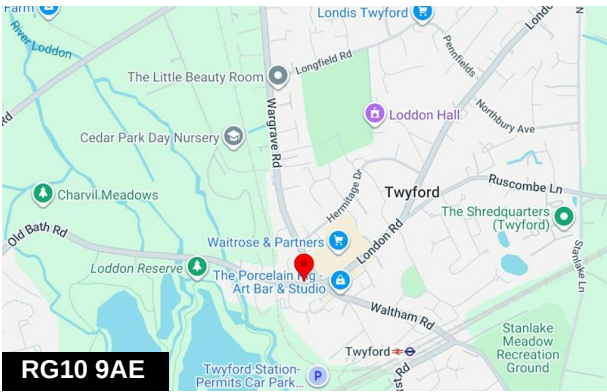
Name	Floor/Unit	Description	sq ft	sq m	Availability
Ground - Lock up shop / office	Ground	Lock up shop / office	435	40.41	Available
Total			435	40.41	

Terms

A rental guide of £10,000 p.a.x. subject to lease term, use and length of contract.

Floor Plan

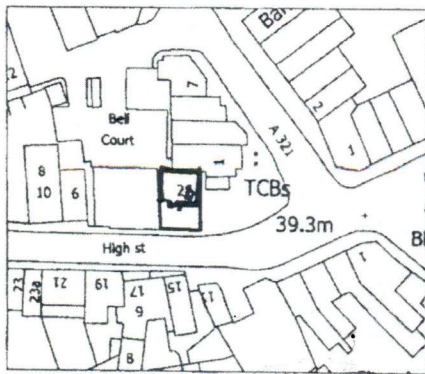
Attached for general guidance.



Viewing & Further Information

Christopher Thomas
01753 839390 | 07770 768342
ct@chthomas.com

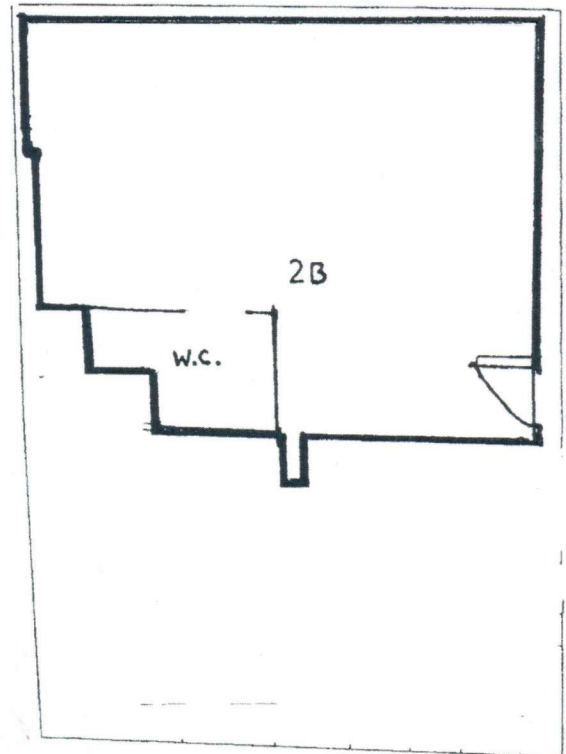
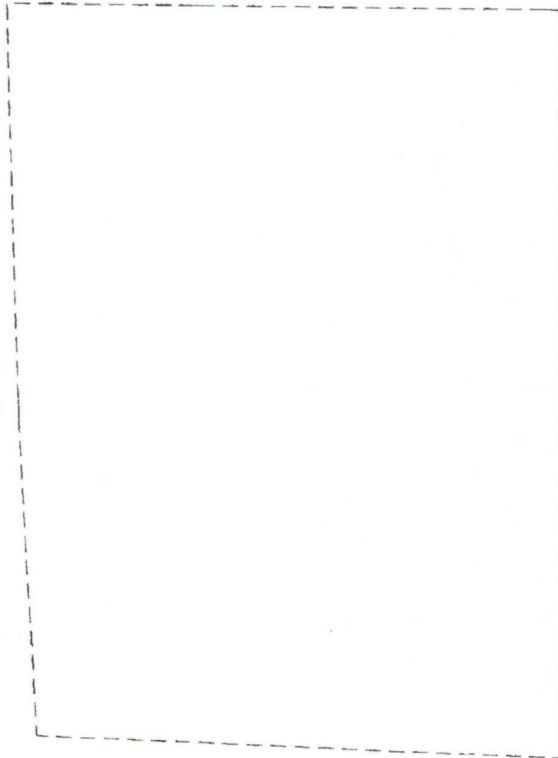
MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. Floor areas are approximate and strictly for guidance only. Generated on 11/09/2026



Scale in Metres for 1:100

0 1 2 3 4 5

LOCATION PLAN
SCALE 1:1250



GROUND FLOOR PLAN
SCALE 1:100

ck.

For Guidance ONLY	ADDRESS : 2B HIGH STREET TWYFORD BERKSHIRE RG10 9AE	TITLE : LEASE PLAN	SCALE : 1:100 @ A4
			