



Community Centre, Set in 1.19 Acres, For Sale in Wokingham, Berkshire

Westmead Centre

Rances Lane, Wokingham, RG40 2LH

Development, Investment, Land

FOR SALE

5,000 sq ft

(464.52 sq m)

- Single Storey Property For Sale With Vacant Possession
- Set in 1.19 Acres of Gated, Landscaped Land
- Within Walking Distance of Wokingham Town Centre
- Plentiful Parking
- Affluent, Growing Demographic, Located in Thames Valley Corridor
- Opportunity to Refurbish or Redevelop

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Summary

Available Size	5,000 sq ft
Price	Offers in excess of £1,500,000
Business Rates	To Be Confirmed
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

Description

Westmead Centre is a Single Storey property previously used as a Care Centre. The property consists of numerous Offices, Communal/Social areas, Training & Treatment rooms plus a Commercial Kitchen and Stores.

There are extensive, gated & landscaped grounds with outbuildings and excellent provision for parking. Access is via Rances Lane which is on a residential road but within easy access of Wokingham's Town Centre.

This Property is being sold with Vacant Possession and would lend itself to a number of uses such as a Nursery, Health Care Facility, Retirement/Care Home and Education Facility for example. There is scope for Refurbishment or Redevelopment (Subject to Planning)

Location

Wokingham is located between Reading and Bracknell, 5.5 miles south of junction 10 of the M4. J.3 of the M3 is also easily accessed via the A322 providing excellent access to London, The South West and South East.

This characterful Market Town has benefitted from significant investment with a recently redeveloped Town Centre that boasts numerous retail, restaurant and leisure facilities. National Occupiers such as Waitrose, Tesco, Aldi, Pizza Express, Chalk, Zizzi's, Nando's, Gails, Cafe Rouge, Starbucks, Cafe Nero, Waterstones, Sweaty Betty, Greggs, Spec Savers plus many Independent retailers, Knead Pizza, Salty Olive & Opuz contribute to a growing, affluent Community.

Trains run to Reading four times an hour, taking just 10 minutes and the journey to London Paddington is under an hour

Viewings

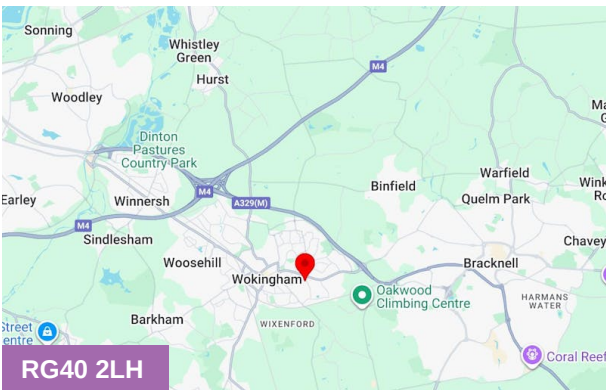
Strictly Through The Agent Only

Terms

Freehold Sale

VAT

This property is not registered for VAT



Viewing & Further Information



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