



Prominent Retail Unit with 2 Bedroom Flat in Wokingham

29 Peach Street

Wokingham, RG40 1XJ

Residential, Retail

TO LET

1,506 sq ft

(139.91 sq m)

- Ground Floor Retail Unit (881 sq ft) with Excellent Frontage
- 2 Bedroom Flat set on the 1st and 2nd Floor (625 sq ft)
- Rear Outside Space
- Located in Wokingham's Vibrant Retail and Business Centres
- Close to a number of Public Car Parks
- Walking Distance to Wokingham's Mainline Railway & Bus Stations

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Summary

Available Size	1,506 sq ft
Rent	£35,000 per annum
Rates Payable	£10,479 per annum For Ground Floor Retail Unit. Please Check with Local Authority.
Rateable Value	£21,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

This Retail Unit is set on Wokingham's Peach Street, close to the iconic Market Place. There is a WC, rear storage and outside area.

The 1st and 2nd Floor Flat can accommodate 2 Bedrooms, has a Lounge, Kitchen and Bathroom. It has a separate Electric Metre, Heaters and Electric Boiler.

Restaurant Use will be considered but please note that Takeaway Use (Sui Generis) is not permitted

Location

This property is located in a prominent position on Peach Street within the affluent & busy market town of Wokingham. Occupiers in the Town include National Retailers such as Waitrose, Cote, Pizza Express, Zizzi's, Nando's, Giggling Squid, Oliver Bonas, Sweaty Betty, GAIL's Bakery, Mountain Warehouse and Waterstones. In addition there are many Independent businesses such as Salty Olive, Lucky's Diner, Brown Bag Cafe and Blandy & Blandy Solicitors to mention a few. Wokingham is easily accessed via the A329(M) off J.10 of the M4. The mainline railway station is on the Reading/London (Waterloo) line and is a short walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail Unit	881	81.85
1st - Residential Flat (Part)	402	37.35
2nd - Residential Flat (Part)	223	20.72
Total	1,506	139.92

Viewings

By prior arrangement with the agents.

Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.



Viewing & Further Information



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