



Prime Location Retail & Office Space in Wokingham's Market Place

31 Market Place

Wokingham, RG40 1AP

Leisure, Office, Retail

TO LET

6,730 sq ft

(625.24 sq m)

- Flexible Use Ground Fl. Retail and First Fl. Office Space
- Located in the Centre of Wokingham overlooking the Market Place
- Rear Parking & Loading
- 2 Stairways accessing 1st Floor Office
- Additional public parking to the rear of the unit

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Summary

Available Size	6,730 sq ft
Rent	£95,000 per annum
Rates Payable	£38,766 per annum approx, from April 2023.
Rateable Value	£71,000
Service Charge	TBC
EPC Rating	C (68)

Description

This mixed use premises is located in the heart of Wokingham's Town Centre, overlooking the iconic Market Place and Town Hall.

The Ground & First floor provides spacious opportunity for mixed use such as Retail, Health and Restaurant businesses. The Basement offers additional storage. The first floor can be accessed via 2 staircases (one at the front of the building and one to the rear). There are 2 allocated parking spaces and loading access to the rear of the unit. There is also plentiful, public parking behind the unit and in the surrounds.

Location

This property is located in a prominent position 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, Characters Cafe, 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
Basement	365	33.91
Ground	3,469	322.28
1st	2,896	269.05
Total	6,730	625.24

Viewings

Strictly by arrangement with The Agent

Business Rates

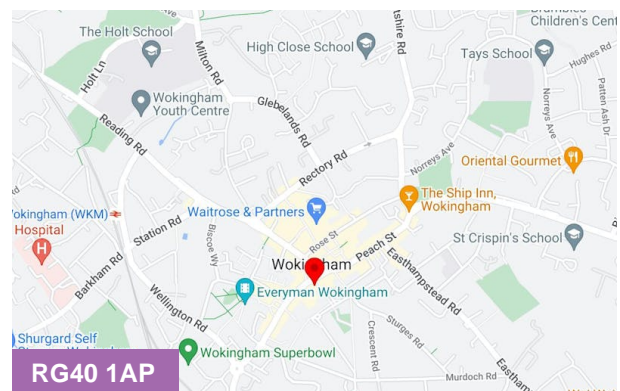
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own Legal Fees.

VAT

All figures are quoted exclusive of VAT which we understand is NOT chargeable.



Viewing & Further Information



Helen Bewsey

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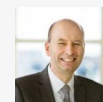
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