



## Retail Unit in Prime Position

### Unit 10

Elms Walk, Wokingham, RG40 2FE

Retail

# TO LET

**446 sq ft**

(41.43 sq m)

- Excellent return frontage and visibility
- Class E consent- can accommodate a range of uses
- Close to public parking
- Town centre location close proximity to railway station

# Unit 10, Elms Walk, Wokingham, RG40 2FE

## Summary

<b>Available Size</b>	446 sq ft
<b>Rent</b>	£16,000 per annum
<b>Rates Payable</b>	£5,364.25 per annum
<b>Rateable Value</b>	£10,750
<b>EPC Rating</b>	B (46)

## Description

This recently developed scheme is situated in the heart of Wokingham. This corner unit benefits from dual aspect frontage providing excellent visibility and signage potential. The property benefits from a WC as well as heating and cooling system.

\*Please note this property is not suitable for food use.

## Location

Elms Field development opened in 2020 and is named after the park which it overlooks. Situated in the heart of Wokingham town centre, the new development provides 17 new commercial units as well as Premier Inn, Aldi Superstore and Everyman Cinema. Other occupiers open and trading include Starbucks, Salty Olive, Peacock House Interiors, Funky Flowers and Core Connexion.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	446	41.43	Available
<b>Total</b>	<b>446</b>	<b>41.43</b>	

## Viewings

By appointment directly with the Sole Agent: Page Hardy Harris

## Terms

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

## Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority. The occupier may be eligible for small business rate relief.

## Legal Costs

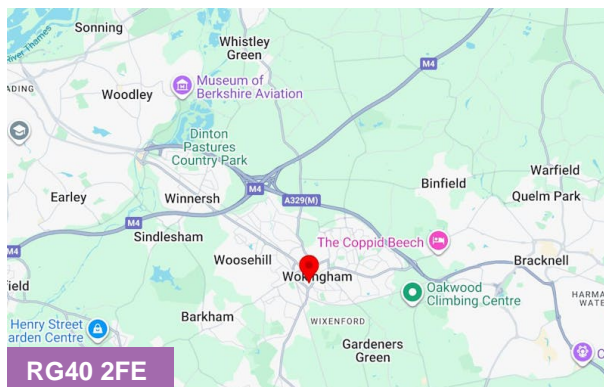
Each Party to pay their own legal costs.

## VAT

All figures quoted are exclusive of VAT which we understand is chargeable.

## Service Charge

A service charge will be payable. Full details to be confirmed.



## Viewing & Further Information



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