



MICHAEL KING

Commercial Property Consultants
119 Beech Lane Earley Reading RG6 5QD

07970 618 915

TO LET

Rarely Available

Retail / Showroom Premises approx 1450 sq ft

58-64 Charwood Road, Wokingham, RG40 1RY



©Google

Ground floor premises, previously used as a bridal gown shop with good window display.

Ample Free Parking Available

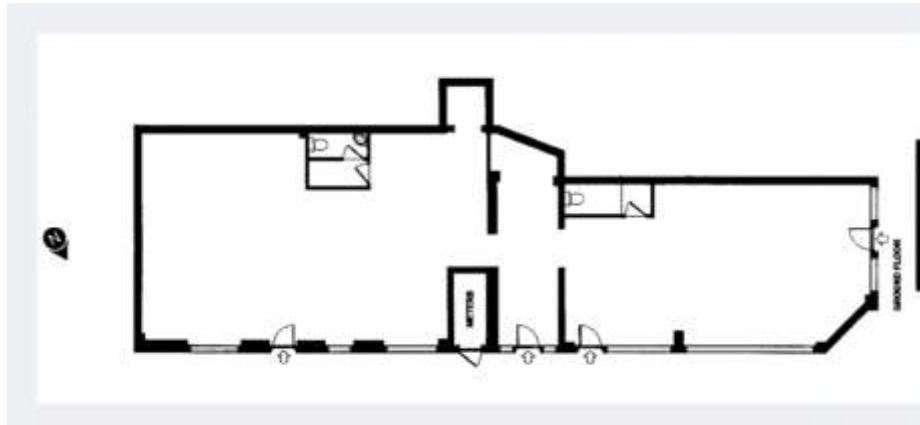
Easy access to A329M and M4 (junction 10)

Close to Wokingham Centre and 10 minute drives from Reading and Bracknell

The location is at a well presented local shopping parade where other outlets include a hairdressing salon, beauty salon, dentist, convenience store, carpet shop and hot food outlet.

The immediate area is a good quality housing estate and a recent large development of new houses.

Internally the premises has an entrance foyer, two main open plan areas plus a kitchen and WC.



Main shopping parade © Google





Lease terms A new fully repairing and insuring lease is available from the Landlord for a term to be agreed.

Annual Rent: £26,000 plus VAT per annum excluding all other outgoings.

Business Rates . The Annual Rates payable will be approx. £13,000. Please contact Wokingham Borough Council to confirm exact costs.

Other Outgoings include buildings insurance premium, business rates, utilities

Deposit A deposit will be required depending on status.

Legal Costs Each side to pay their own costs

EPC - C Rating

Further Information Tim Brailli of Michael King Commercial 07970 618 915
tbrailli@talk21.com

Or Jack Jaffray of Sheraton Management 07834 592090

NOTE: None of the services or facilities within the building have been tested by Michael King. Therefore no warranty is given as to their serviceability. Prospective Tenants are advised to make their own independent enquiries.