



MICHAEL KING

Commercial Property Consultants
119 Beech Lane Earley Reading RG6 5QD

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TO LET

PROMINENT RETAIL PREMISES

303 Loddon Bridge Road Woodley Reading RG5 4BE (ground floor)

578 sq ft Retail plus 450 sq ft storage



© Google Streetview



Easy parking for customers

DESCRIPTION

A prominent ground retail premises fronting a busy roundabout with a retail area of 578 sq ft and rear storage of 450 sq ft. 37 ft frontage

There are large well established housing estates and business premises surrounding the premises

Lease terms A new fully repairing and insuring lease is available from the Landlord

Annual Rent: £20,000 per annum excluding all other outgoings

Business Rates The rateable value is £13,000. The Annual Rates payable will be approx. £6500 but if the occupier is eligible for Small Business Rate Relief then the annual charge would be reduced to circa £2163pa. Please contact Wokingham Borough Council to confirm exact costs.

Service Charge A service charge is raised for upkeep of external parts of the property.

Other Outgoings include buildings insurance premium, business rates, utilities

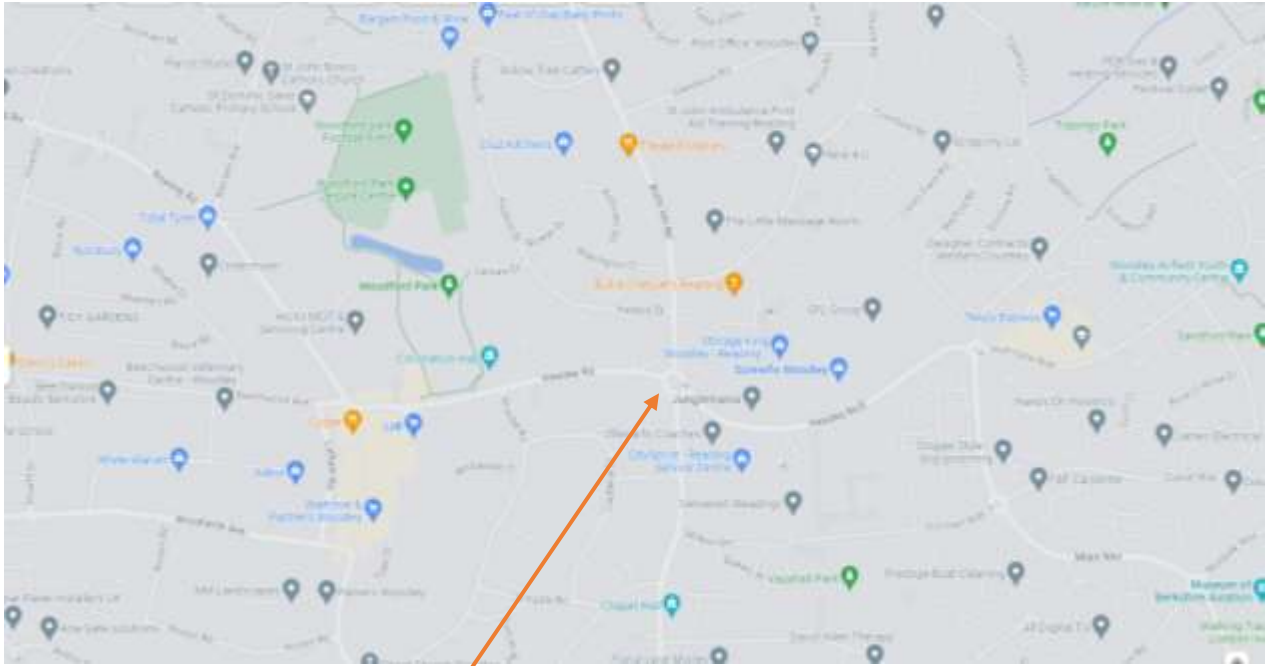
Rent Deposit A deposit of between three and six month's rent will be required depending on status

Legal Costs Each side to pay their own costs

EPC - TBC

Further Information TIM BRAILLI 07970 618 915 tbrailli@talk21.com

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. The proprietor of Michael King Commercial is a part owner of the premises being marketed.



303 Loddon Bridge Road



Existing Floor Plan

Shop Frontage