

WOKINGHAM RG40 1AL

16 MARKET PLACE

PRIME SHOP TO LET



Portland House
4 Great Portland Street
London W1W 8QJ

LOCATION

The premises occupy a prime position on the pedestrianised Market Place. Multiple retailers in the immediate vicinity include **Argos**, **New Look**, **Vodafone**, **Fat Face** & **The Edinburgh Woollen Mill**.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

The premises are arranged on ground, first and second floors comprising the following approximate dimensions and net floor areas:

Gross Frontage	22 ft 0 in	6.71 m
Net Frontage	20 ft 3 in	6.17 m
Internal Width	18 ft 9 in	5.72 m
Shop Depth	75 ft 8 in	23.06 m
Ground Floor Sales	603 sq ft	56.0 sq m
Rear Storage/Staff	439 sq ft	40.8 sq m
First Floor	509 sq ft	47.3 sq m
Second Floor	592 sq ft	55.0 sq m

There is good rear access and a rear yard with 4 car parking spaces.

LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation but to include rent reviews at 5 yearly intervals, at a commencing rent of **£37,500 per annum exclusive** of rates & VAT.

SUBJECT TO CONTRACT



LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

RATES

We have been verbally advised that the property is assessed as follows:

Rateable Value	£28,500
UBR 2019/20	£0.491

EPC

The property has a Band E Energy Performance Certificate. A copy of the EPC can be provided upon request.

VIEWING

For further information or arrangement to inspect, please contact:

Tim Hance

020 7908 7031

tim@hrhretail.com



Misrepresentation Act

Harmer Ray Hoffbrand LLP for themselves and for the vendors / lessors of the property whose agents they are take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and are for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property. All prices and/or rents are quoted exclusive of VAT rates and other outgoings.

Harmer Ray Hoffbrand LLP is a Limited Liability Partnership, registered in England and Wales, registered No. OC318359 at the address overleaf.