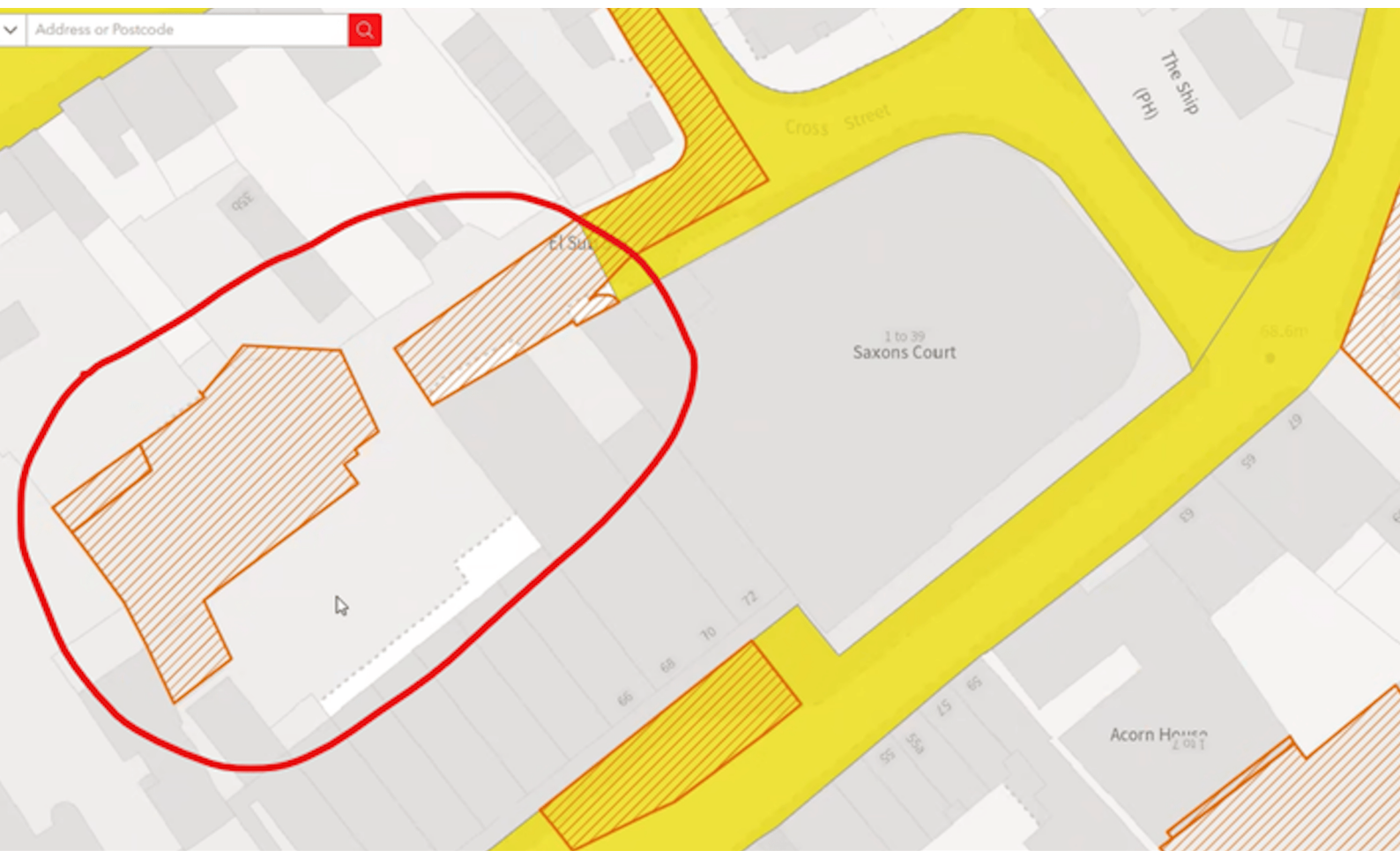




Open Storage Yard/Land in Wokingham Town Centre

Land West of Cross Street

Wokingham, RG40 1XH

Development, Investment, Land **FOR SALE**

8,043 sq ft

(747.22 sq m)

- Located just to the West of Cross Street in the Centre of Wokingham
- Ideal for Storage
- Potential for Redevelopment - Subject to Planning
- Currently used for Parking only

Land West of Cross Street, Wokingham, RG40 1XH

Summary

Available Size	8,043 sq ft
Price	Offers in excess of £200,000
Business Rates	TBC
Service Charge	N/A
EPC Rating	EPC exempt - No building present

Description

Located to the West of Cross Street, just off Peach Street in the Centre of Wokingham. Currently suitable for parking or expect open storage (STP) but potential for redevelopment subject to the usual planning consents.

This sale will be subject to all existing rights and reservations in respect of the council's retained land.

Location

Located just behind Peach Street which is a busy one way street that provides a gateway into the epicentre of this Market Town. Wokingham has undergone significant development not only in the town centre but also in the surrounds with a significant number of new residential estates having been built to accommodate an affluent, growing population. There is easy access to the M4 & M3 and the main line rail station offers regular services to London Paddington via Reading or London Waterloo.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor	8,043	747.22	Available
Total	8,043	747.22	

Viewings

By appointment with the Sole Agents: Page Hardy Harris

Tenure

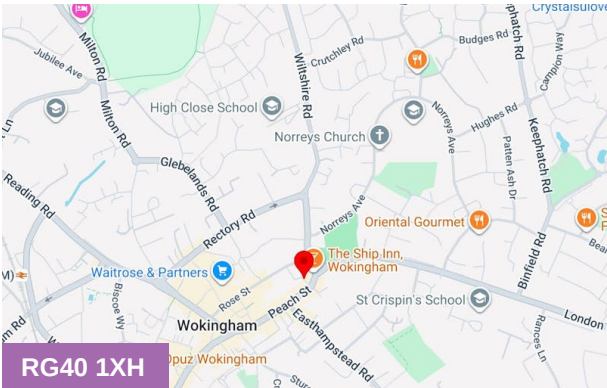
Freehold with Vacant Possession. This sale will be subject to all existing rights and reservations in respect of the council's retained land.

Legal Fees

Each Party to be responsible for paying their own Legal Fees

VAT

All Figures quoted are Exclusive of VAT which we understand is chargeable



Viewing & Further Information



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