



Prime retail unit in the heart of Wokingham town centre

9-10 Market Place

Wokingham, RG40 1AL

Retail

TO LET

2,927 sq ft

(271.93 sq m)

- Prominent market place position
- Excellent double frontage
- Can accommodate a range of uses

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Summary

Available Size	2,927 sq ft
Rent	£98,000 per annum
Rates Payable	£23,650 per annum
Rateable Value	£55,000
Service Charge	TBC
EPC Rating	C (64)

Description

This high visibility, ground floor retail unit is located on the Market Place opposite Wokingham's iconic Town Hall and bustling Market Square.

The property is largely open plan with WC and storage facilities fitted to the rear.

Location

This property is located in a prominent position within the busy Market Place of Wokingham. Occupiers in the Town include Oliver Bonas, Sweaty Betty, GAIL's Bakery, Mountain Warehouse and Waterstones. Wokingham railway station is on the Reading/London (Waterloo) line and is a short walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,927	271.93

Viewings

By arrangement directly with the agent: Page Hardy Harris.

Terms

Available via assignment or subletting. *Subject to Landlord consent.

Business Rates

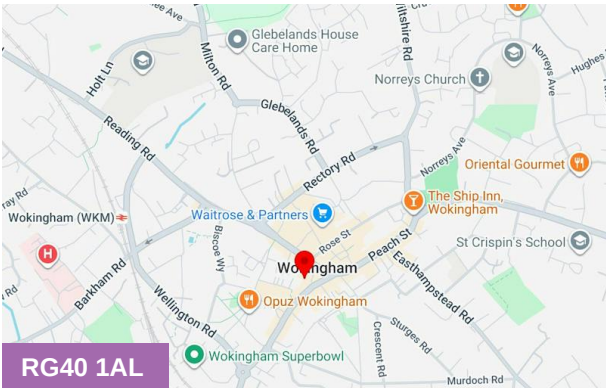
The Tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will 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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