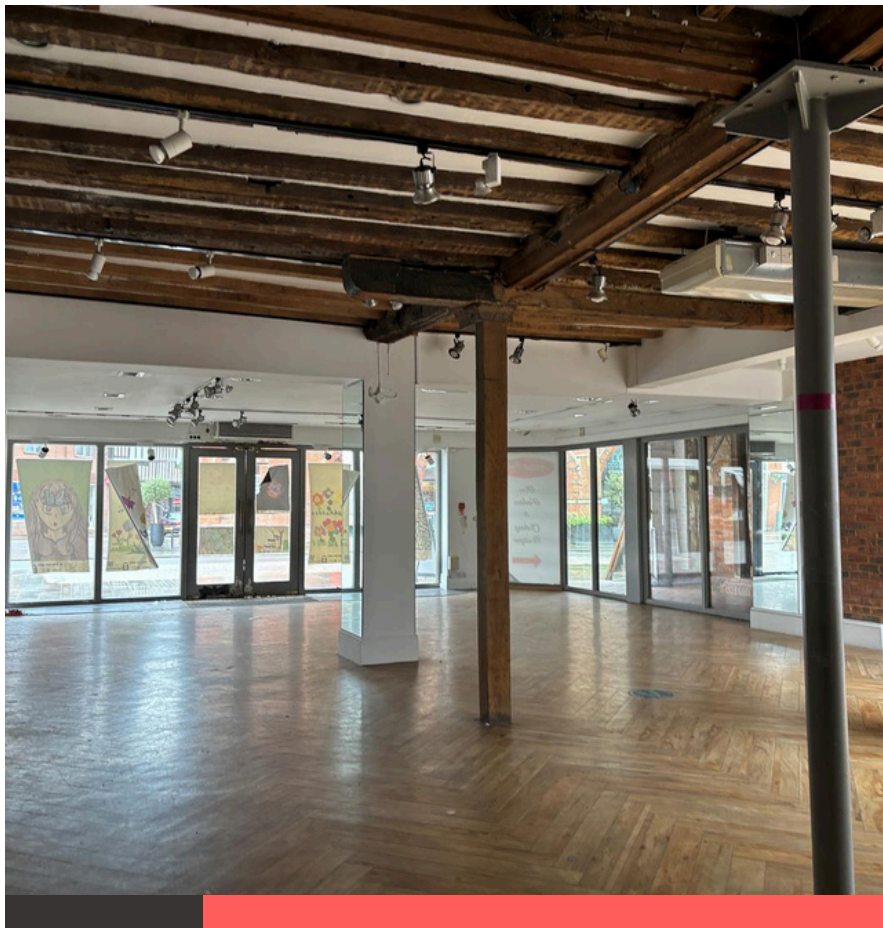


1-2 Bush Walk |
Market Place | Wokingham |
RG40 1AT

Grade II Listed | Prime Retail Unit |
To Let





1-2 Bush Walk | Market Place | Wokingham | RG40 1AT

Location

This property is in arguably the best trading location in Wokingham town centre, in a prominent position overlooking the busy Market Place as well as the entrance off Bush Walk through to Peach Square.

The unit is located close to the brand new Peach Place scheme, let to occupiers including Oliver Bonas, Waterstones, Gail's Bakery, Cook, Mountain Warehouse, Mountain Warehouse, Sit & Sip and The Leafy Elephant. Wokingham is anchored by a Waitrose supermarket. To the rear of the property is a large car park comprising 50 spaces.

Description

This prominent retail unit comprises ground floor retail with first floor storage and staff welfare with character features throughout and benefits from extensive frontage facing both Market Place and Bush Walk.

Key features

- Grade II listed
- Prime position
- Air conditioning
- Split over ground and first floor levels
- Character features

Accommodation

The property provides the following floor areas:-

Ground floor		145.02 Sq.m		1,561 Sq.ft
First floor		52.03 Sq.m		560 Sq.ft
TOTAL		197.05 Sq.m		2,121 Sq.ft

Terms

Held upon a 10 year lease from 15 February 2022, subject to a rent review at the 5th year.

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Rent

The current rent is £55,000 per annum exclusive.

Alternatively, a new lease is potentially available, further information upon request.

Service charge

Current annual estimated service charge is £9,223 per annum.

EPC

Further details available upon request. E 109.

Rates

The Rateable Value from April 2024 is £44,250.

For rates payable please refer to the Local Charging Authority, Wokingham Borough Council - 0118 974 6000.

Legal costs

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



VIEWINGS - Strictly by appointment

Contact

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[brasierfreeth.com](https://www.brasierfreeth.com)

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents/quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

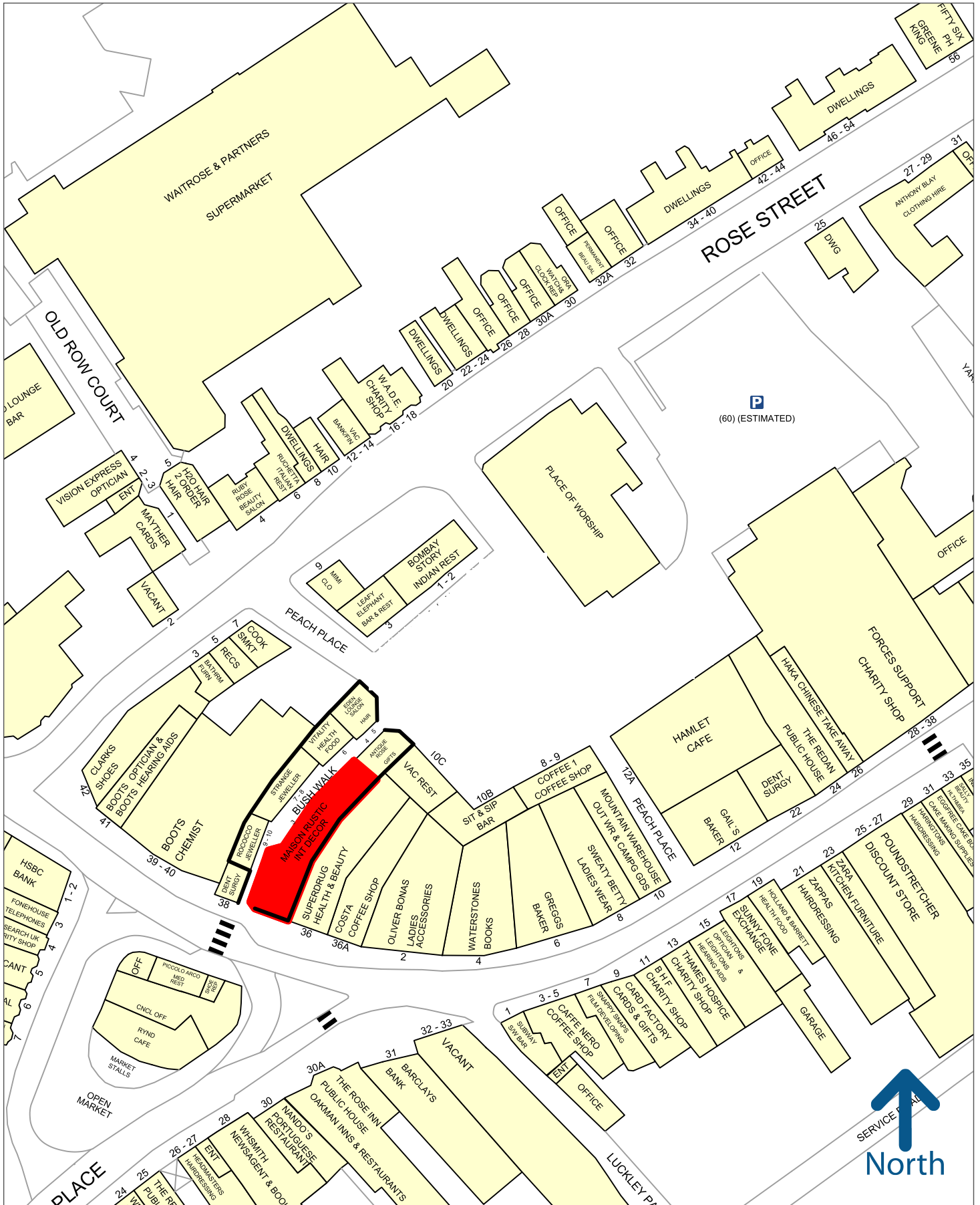
Information required will include:

• Corporate structure and ownership details

• Identification and verification of ultimate beneficial owners

• Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



50 metres

Experian Goad Plan Created: 29/05/2024
Created By: Brasier Freeth

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