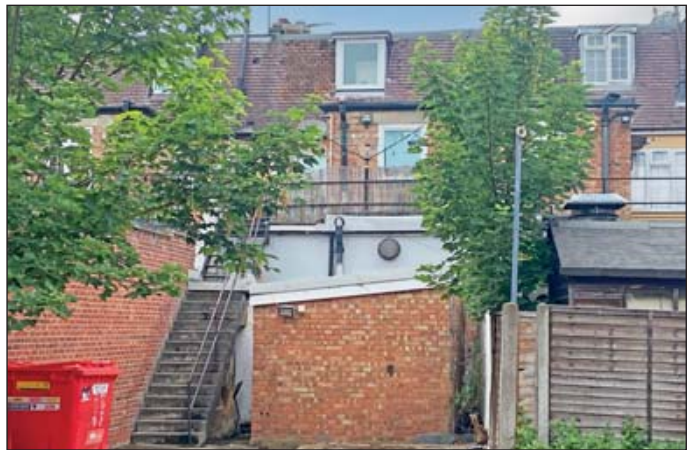




All enquiries Ref: Callum Glenn



- **Freehold Retail and Residential Investment**
- **Prime Town Centre Location**
- **Rent Reserved £35,800 per annum.**

Location:

The property is located in this prime location within the heart of the shopping area of this prosperous Berkshire town. There are many major retailers within the vicinity to include Morrisons Daily, Poundstretcher, holland and Barrett together with other local and specialised retailers and a selection of bars and restaurants. The property itself is located on the south side of Peach Street close to the junction with Goatley Way which provides access to the rear parking/ yard and flat. Wokingham itself lies close to the junction of the A329(M) with the M4 motorway providing great road links. Public transport services include local bus routes serving the town and surrounding area, whilst the rail station is just over 0.5 mile from the property and provides a direct commuter service to London Waterloo.

Description:

The property comprises a mid-terrace building arranged over three floors. The ground floor provides retail space together with rear yard and parking area. Above this at first and second floors is a two bedroom self-contained maisonette with separate access to the rear of the building.

Note:

Sally Salon Services Limited has multiple outlets throughout the UK. The company (Co. Number 01060763) was incorporated in 1972. Filed accounts to September 2024 show the company had a turnover of £158.1M and a pre-tax profit of £3.013 Million.

Total Rent Reserved
£35,800 per annum

Accommodation/Tenancy:

No	Accommodation	EPC Rating/ Council tax	Tenancy	Current Rent per annum	Notes
33 Peach Street	Retail Premises Comprising: Retail Zone A 27.4 sq.m (294.9 sq.ft) Retail Zone B 27.1 sq.m (291.1 sq.ft) Internal Storage 13.5 sq.m (145.3 sq.ft) Total 68 sq.m (731.9 sq.ft) Rear Yard and Parking	EPC: D	Let to Sally Salon Services Ltd for 10 years from 01/02/2018 on effective FRI terms.	£22,000 +VAT	The lease provides for a rent review and tenants break option in 2023, neither of which were exercised/ carried out.
33A Peach Street	Self-Contained Two Floor Maisonette Comprising: First Floor: One Bedroom, Reception Room, Kitchen Second Floor: One Bedroom, Bathroom/wc Two Tandem Parking Spaces	EPC: D Council Tax: B	Let to a long standing tenant who is currently holding over on an assured shorthold tenancy which commenced 25/03/2020	£13,800	The current rent of £1,150 pcm was set effective from 24/07/2024