



Market Place, Wokingham

Hunters Estate Agents Wokingham are pleased to present to the market for sale this freehold commercial grade 2 listed middle terrace currently being used as an Indian Restaurant . The location is set in the heart of the old market place in the town centre. The front of the building has planning permission for new shop front.

The building sits on a predominately rectangular shaped plot , fronting a pedestrianised shopping location over two floors. Currently with restaurant, kitchen and preparation areas at the rear on the ground floor and restaurant in three separate areas on the first floor.

Offers In Excess Of £575,000

Council Tax:

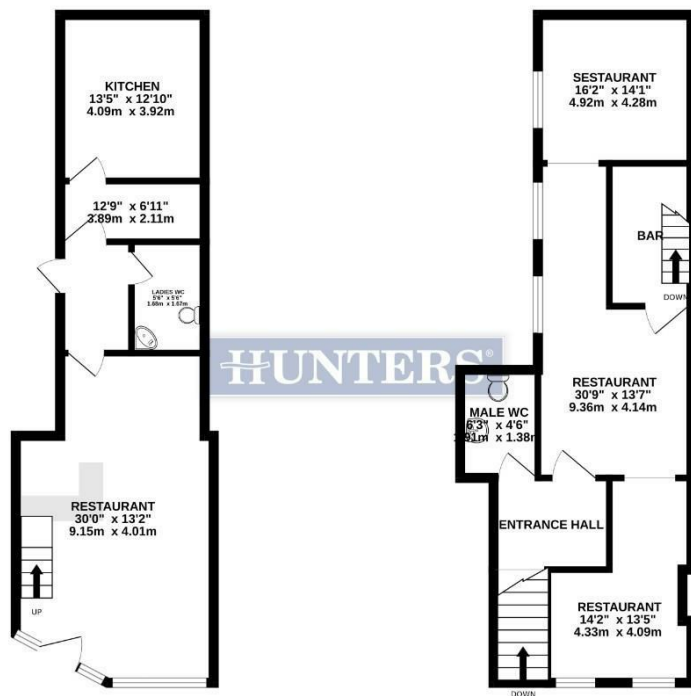


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DESCRIPTION







Measurements are approximate. Not to scale. Illustrative purposes only.
Map with Metreage (2022)

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

0118 979 5618

43c Peach Street, Wokingham, RG40 1XJ

wokingham@hunters.com