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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Office/Retail



4 Church Street, Twyford, Berkshire RG10 9DR

694 sq ft (64.47 sq m)

£14,000 per annum

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SIMMONS & SONS

www.simmonsandsons.com

Location



4 Church Street is situated in the centre of Twyford village on the main cross roads. Other retailers nearby include Vision Express and Costa Coffee. Waitrose is within a short walk, as is Twyford mainline train station offering direct trains to London Paddington.

Description

Ground and first floor office/retail unit with parking in the centre of Twyford village. Other retailers close by include Vision Express and Costa Coffee. Waitrose is within a short walk as is Twyford mainline train station.

The unit also benefits from 2 car parking spaces.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground floor	397	36.88
First floor	297	27.59
Total Area	694	64.47

EPC

The EPC rating for this property is E.

VAT

VAT is not charged on the rent.

Legal Costs

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

Terms

A new FRI lease for a term by arrangement.

Business Rates

Rateable Value : £10,000

Interested parties should make their own enquiries directly with Wokingham Borough Council.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: commercial@simmonsandsons.com

Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](https://www.rics.org/uk/for-members/standards-and-guidance/code-of-practice-on-commercial-leases/)

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