



Retail unit in the heart of Wokingham town centre

## 3 Bush Walk

Wokingham, RG40 1AT

Retail

**TO LET**

**1,113 sq ft**

(103.40 sq m)

- Town centre location
- Character features
- Located on the desirable Bush Walk walkway
- Double frontage providing excellent visibility
- Close to public parking
- Can accommodate a range of class E uses

# 3 Bush Walk, Wokingham, RG40 1AT

## Summary

Available Size	1,113 sq ft
Rent	£25,000.00 per annum
Rates Payable	£9,106.75 per annum
Rateable Value	£18,250
Service Charge	£4,535 per annum
EPC Rating	B (37)

## Description

This retail unit is split across ground and first floor levels with character features throughout and benefits from double frontage providing excellent signage potential. The unit is located on the desirable Bush Walk - a quaint street which connects Wokingham Market Place with Peach Place Plaza.

\*Please note this property is not suitable for food/takeaway use.

## Location

Located in the heart of Wokingham with existing retailers including Oliver Bonas, Waterstones, Mountain Warehouse and Gail's bakery. Wokingham railway station is on the Reading/London (Waterloo) line and is a short walk away whilst the A329M gives excellent access to the M4 and M3 motorways.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	494	45.89
1st	619	57.51
<b>Total</b>	<b>1,113</b>	<b>103.40</b>

## Viewings

By arrangement directly with the agents Page Hardy Harris.

## Terms

Available on a new FRI lease, for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

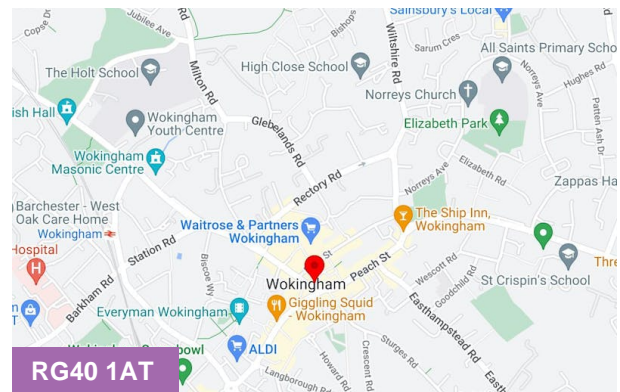
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Costs

Each party will be responsible for paying their own legal costs.

## VAT

All figures quoted are exclusive of VAT which we understand is chargeable.



## Viewing & Further Information



### Lucy Kirkup

01344 312722 | 07833 509532

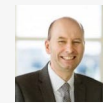
lucy@pagehardyharris.co.uk



### Helen Bewsey

01344 669009

helen@pagehardyharris.co.uk



### Nick Hardy

01344 312723 | 07715 032429

nick@pagehardyharris.co.uk

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