

Lot 21, 13 Market Place, Wokingham, Berkshire RG40 1AL

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



Freehold Retail Investment with Prior Approval to convert Upper Floors to Residential

www.acuitus.co.uk

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Property Information

Freehold Retail Investment with Prior Approval to convert Upper Floors to Residential

- Of interest to Investors and Developers
- Separately accessed offices above
- Prior approval for conversion of offices to 2x2 bed flats (see Planning)
- Shop let to Helen & Douglas House (a Charity)
- Affluent Thames Valley market town
- Nearby occupiers include Waitrose, Cote Brasserie, Pizza Express, Zizzi, Gail's, Nando's, Everyman Cinema, The Edinburgh Woollen Mill, Waterstones, Costa Coffee and Boots the Chemist

Lot
21

Auction
30th March 2023

Rent
£47,500 per Annum

Status
Available

Sector
High Street
Retail/Residential/Development

Auction Venue
Live Streamed Auction

Location

Miles 8 miles south-east of Reading, 9 miles north-east of Basingstoke, 38 miles west of Central London

Roads A329, M3, M4

Rail Wokingham Rail Station

Air London Heathrow

Situation

Wokingham is an affluent commuter town situated along the M4 motorway corridor. Junction 4 of the M3 motorway lies approximately 6 miles south-east of the town centre. The property is situated in the heart of Wokingham town centre, prominently located on Market Place, close to its junction with Denmark Street. Nearby occupiers include Waitrose, Cote Brasserie, Pizza Express, Zizzi, Gail's, Nando's, Everyman Cinema, The Edinburgh Woollen Mill, Waterstones, Costa Coffee and Boots the Chemist.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a shop arranged on the ground floor with separately accessed office accommodation arranged on the first and second floors, with separate access from Market Place.

VAT

VAT is applicable to this lot.

Planning

Prior approval was granted in October 2020 to convert the offices on the first and second floors to residential flats as well as additional windows to the front elevation. All enquiries should be made with Wokingham Borough Council (www.wokingham.gov.uk) (tel: 0118 974 6000). Ref: 203302 and 202461

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	73.80	(795)	HELEN & DOUGLAS HOUSE (1)	10 years from 04/07/2016	£37,500
First Second	Office Office	64.90 43.00	(699) (463)	DAY & JOHNSON LIMITED (2)	See footnote (2)	£10,000
Total		181.70	(1,957)			£47,500

(1) www.helenanddouglas.org.uk - Helen & Douglas House now operate from 37 shops throughout Buckinghamshire, Berkshire and Gloucestershire.

(2) Day & Johnson are an established Practice of construction professionals who have been providing services and advice to the construction industry for over 25 years (www.day-johnson.co.uk). The tenant has occupied the first and second floors since at least 2016 and pays a rent of £10,000 pa (paid monthly in arrears) including insurance by way of an informal agreement - please see legal pack.

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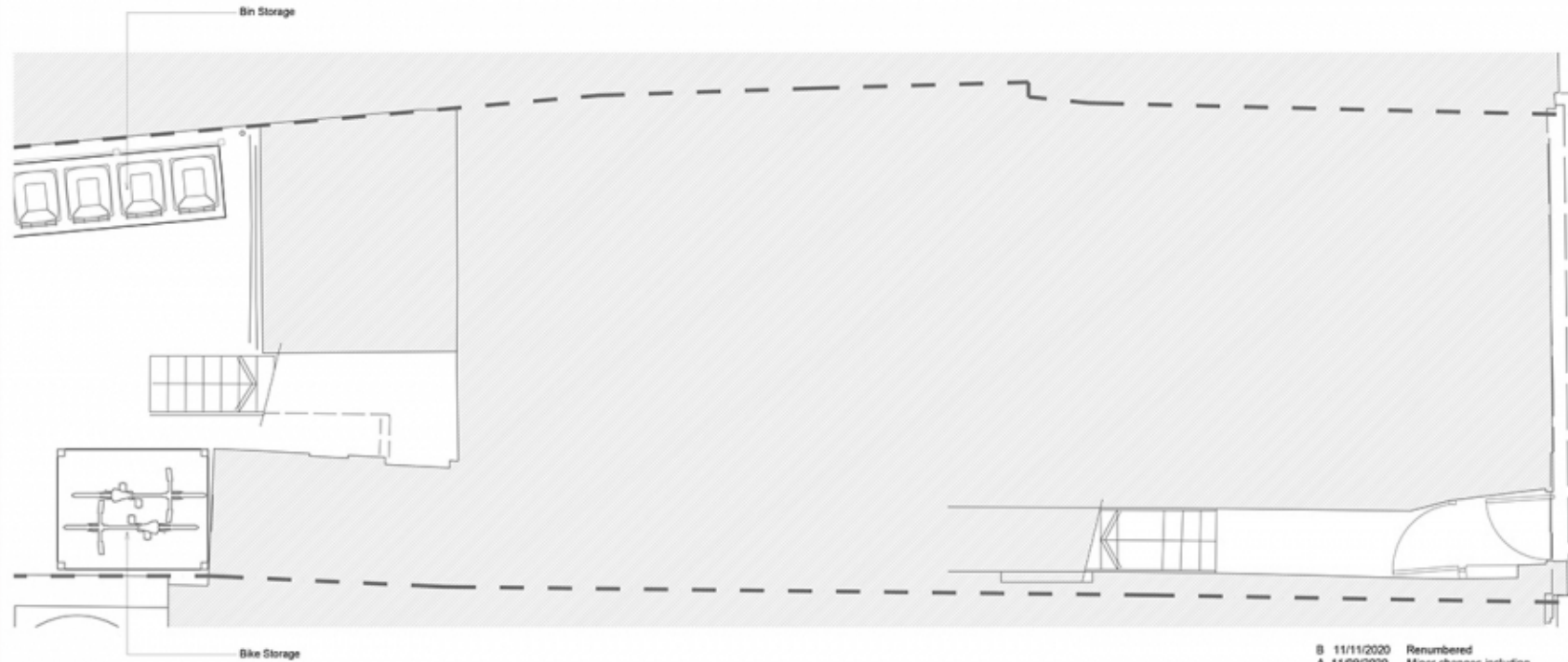
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GROUND FLOOR PLAN
(SCALE 1:50)



B 11/11/2020 Renumbered
A 11/09/2020 Minor changes including
drawing numbers.
- 18/08/2020 1st Issue
REVISIONS

Yelverton Properties Limited

13 Market Place, Wokingham

PROPOSED GROUND FLOOR
PLAN

AUGUST 2020

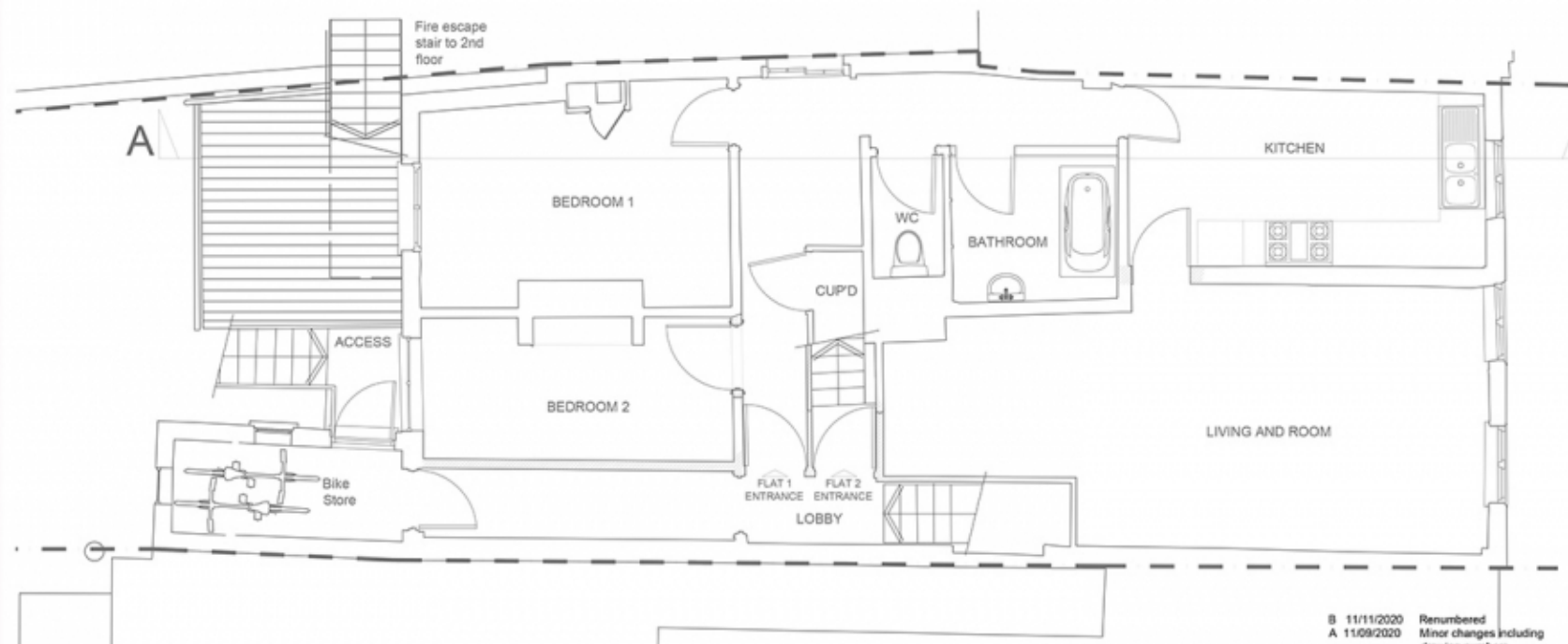
1:50 @ A3

577-PP-06 B

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FIRST FLOOR PLAN
(SCALE 1:50)



B 11/11/2020 Renumbered
A 11/09/2020 Minor changes including
- 18/08/2020 drawing numbers,
REVISIONS 1st Issue

Yelverton Properties Limited

13 Market Place, Wokingham

PROPOSED FIRST FLOOR
PLAN

AUGUST 2020

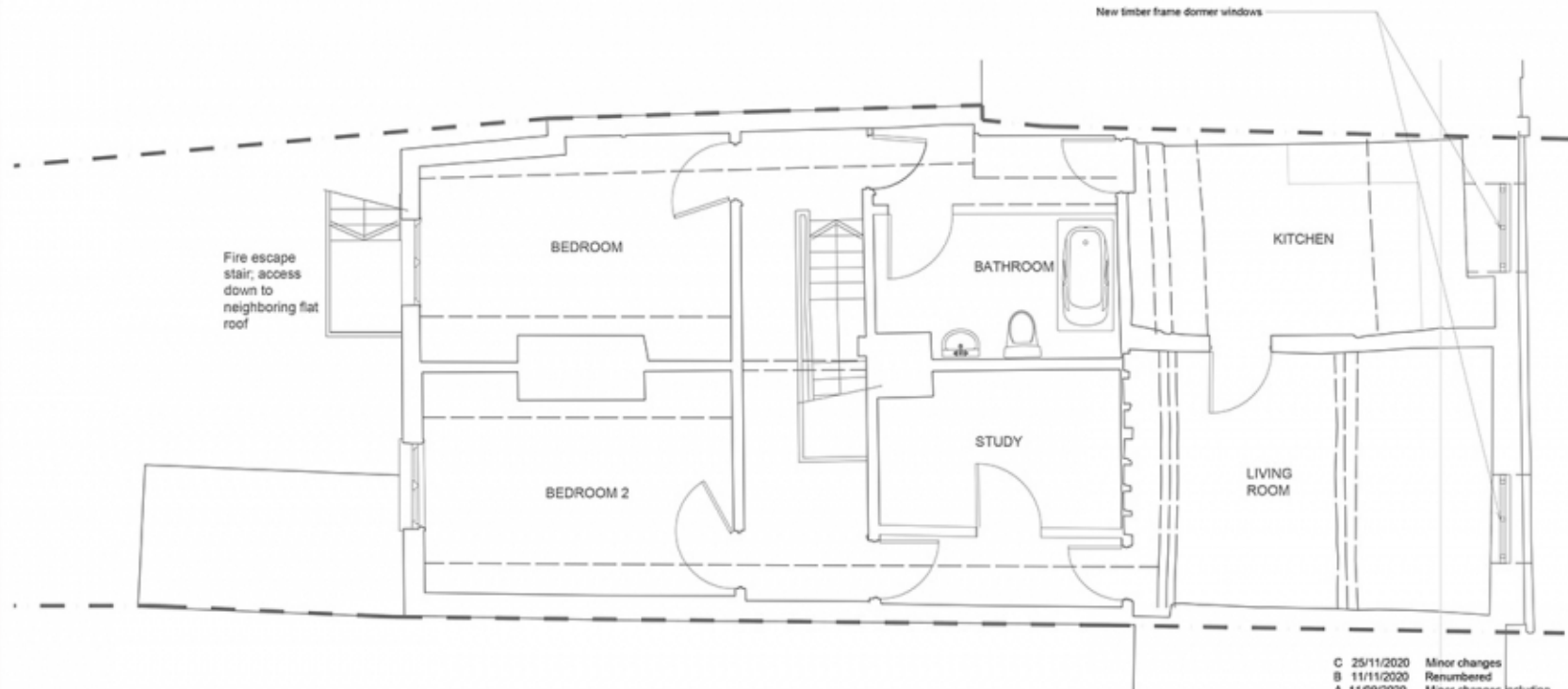
1:50 @ A3

577-PP-07 B

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SECOND FLOOR PLAN
(SCALE 1:50)



C 25/11/2020 Minor changes
B 11/11/2020 Renumbered
A 11/09/2020 Minor changes including
drawing numbers.
- 18/08/2020 1st Issue
REVISIONS

Yelverton Properties Limited

13 Market Place, Wokingham

PROPOSED SECOND
FLOOR PLAN

AUGUST 2020

1:50 @ A3

577-PP-08 C

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Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Henry John
+44 (0)20 7034 4860
+44 (0)7876 884 320
henry.john@acuitus.co.uk

Seller's Solicitors

Simons Muirhead & Burton
87 - 91 Newman Street, Fitzrovia
London
W1T 3EY

Mark Levine
0203 206 2793
mark.levine@smab.co.uk

Jodie Sheldon
020 3206 2700
jodie.sheldon@smab.co.uk

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September 2020