

Lot 14, 4 Rose Street, Wokingham,

Berkshire RG40 1XU

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Entirely let to Ruby Rose Beauty Limited
- Recently Renewed Lease until 2033 (subject to option)
- Includes Retail Unit and Self Contained 2 Bedroom Flat
- Central Location in Affluent Market Town Opposite New Retail and Residential Development
- Neighbouring Occupiers include Boots, Gail's Bakery, Costa Coffee, Greggs and Waitrose

Lot

14

Auction

18th May 2023

Rent

£31,600 per Annum Exclusive

Status

Available

Sector

High Street Retail/Residential

Auction Venue

Live Streamed Auction

Location

Miles

8 miles south-east of Reading, 19 mile 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 London commuter town situated south of the M4 motorway and some 8 miles south of Reading . The property is situated in the heart of Wokingham town on the north side of Rose Street close to its junction with Broad Street.

Waitrose Supermarket is situated immediately behind the property and directly opposite is the new award winning Peach Place regeneration development including new retail, restaurants and recently developed residential apartments and townhouses. Nearby occupiers include Boots, Gail's Bakery, Costa Coffee and Greggs.

Tenure

Freehold.

Description

The property comprises an attractive building with a ground floor retail unit and self contained 2 bedroom flat on the first floor. The property also benefits from parking for one car.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas sq m (1)	Floor Areas sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground First	Retail Residential	91.50 2 bedroom flat	(985) -	RUBY ROSE BEAUTY LIMITED (CRN: 08511504) (2)	10 years from 13/01/2023 (3)	£31,600	13/01/2028 (12/01/2033)
Total Approximate Commercial Floor Area		91.50	(985)			£31,600	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/497055165>)

(2) Ruby Rose Beauty Limited were incorporated in 2013

(3) The lease provides for a tenant option to determine the lease on 12/01/2028

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Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Edward Martin
+44 (0)20 7034 4854
+44 (0)7478 673 535
edward.martin@acuitus.co.uk

Seller's Solicitors

Russell Cooke Solicitors
8 Bedford Row
London
WC1R 4BX

Joe Maloney
0207 440 4831
joe.maloney@russell-cooke.co.uk

Associate Auctioneers

Hicks Baker
29 Castle Street
Reading
RG1 7SB

Giles Blagden
0118 955 7082
07785 763 986
g.blagden@hicksbaker.co.uk

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September 2020