

Lot 15, Old Row Court, Rose Street, Wokingham,

Berkshire RG40 1XU

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



Substantial Freehold Mixed-Use Investment

www.acuitus.co.uk

Lot 15, Old Row Court, Rose Street, Wokingham,

Berkshire RG40 1XU

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)

Property Information

Substantial Freehold Mixed-Use Investment

- Comprises a Large Office Suite, Two Retail Units and a Car Park for Approximately 16 Cars
- Let to Reider Connection Limited, H20 Limited and Zyxel Communications (UK) Limited
- Approximately 679.50sq m (7,315 sq ft)
- Potential for Residential Development (subject to consents)
- Central Location in Affluent London Commuter Town
- Nearby Occupiers include Waitrose, Pizza Express, Boots, Gail's Bakery, Costa Coffee, Clarks, Greggs and an Eclectic Mix of Local Retailers

Lot 15
Auction 7th November 2024

Rent £169,800 per Annum Exclusive

Status Available

Sector Office
Auction Venue Live Streamed Auction

Location

Miles 8 miles south-east of Reading, 19 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 London commuter town situated south of the M4 motorway and some 8 miles south east 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 development including new retail, restaurants and recently developed residential apartments and townhouses. Nearby occupiers include Pizza Express, Boots, Gail's Bakery, Costa Coffee, Clarks, Greggs and an eclectic mix of local retailers.

Tenure

Freehold.

Description

The property comprises a modern mixed-use building with 2 ground floor retail units and a self contained office suite on the first and second floors.

The property also benefits from a car park to the north east with parking for approximately 16 cars.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 15, Old Row Court, Rose Street, Wokingham,

Berkshire RG40 1XU

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)

Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
1 Old Row Court and Car Parking Space	Ground	Retail	109.97	(1,184)	REIDER CONNECTION LIMITED (CRN: 14985375)	10 years from 02/01/2024 (2)	£30,000	02/01/2029 (01/01/2034)
5 Old Row Court and Car Parking Space	Ground	Retail	96.20	(1,036)	H20 (HAIR TO ORDER -WOKINGHAM) LIMITED (CRN: 04906236)	10 years from 13/01/2023 (3)	£41,000	13/01/2028 (12/01/2033)
2 Old Row Court and Car parking Spaces	Ground (part) First Second	- Office Office	- 241.71 231.62	- (2,602) (2,493)	ZYXEL COMMUNICATIONS UK LIMITED (CRN: 05061338)	5 years from 29/09/2024	£98,800	(28/09/2029)
Total Approximate Floor Area			679.50-	(7,315)			£169,800	

(1) The above floor areas have been taken from the Valuation Office Agency (<https://www.gov.uk/find-business-rates>)

(2) The lease provides for a tenants option to determine the lease on 01/01/2029

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

Lot 15, Old Row Court, Rose Street, Wokingham,

Berkshire RG40 1XU

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



**Lot 15, Old Row Court, Rose Street, Wokingham,
Berkshire RG40 1XU**
For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



**Lot 15, Old Row Court, Rose Street, Wokingham,
Berkshire RG40 1XU**
For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



Substantial Freehold Mixed-Use Investment

www.acuitus.co.uk

Lot 15, Old Row Court, Rose Street, Wokingham,

Berkshire RG40 1XU

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



Substantial Freehold Mixed-Use Investment

www.acuitus.co.uk

Lot 15, Old Row Court, Rose Street, Wokingham,

Berkshire RG40 1XU

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



Substantial Freehold Mixed-Use Investment

www.acuitus.co.uk

**Lot 15, Old Row Court, Rose Street, Wokingham,
Berkshire RG40 1XU**
For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



Lot 15, Old Row Court, Rose Street, Wokingham,
Berkshire RG40 1XU
For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



Lot 15, Old Row Court, Rose Street, Wokingham,

Berkshire RG40 1XU

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



Substantial Freehold Mixed-Use Investment

www.acuitus.co.uk

Lot 15, Old Row Court, Rose Street, Wokingham,

Berkshire RG40 1XU

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



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 LLP
8 Bedford Row
London
London
WC1R 4BX

Brooke Clark
020 8394 6245
brooke.clark@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

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2024

Substantial Freehold Mixed-Use Investment

www.acuitus.co.uk