For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)





Substantial Freehold Mixed-Use Investment

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#### **Property Information**

#### Substantial Freehold Mixed-Use Investment Location Description Comprises a Large Office Suite. Two Retail Units and a Car Park for Miles 8 miles south-east of Reading, 19 miles north-east of The property comprises a modern mixed-use building with 2 ground floor retail Approximately 16 Cars Basingstoke, 38 miles west of Central London units and a self contained office suite on the first and second floors. Let to Reider Connection Limited, H20 Limited and Zyxel A329, M3, M4 Roads The property also benefits from a car park to the north east with parking for Communications (UK) Limited Rail Wokingham Rail Station approximately 16 cars. • Approximately 679.50sq m (7,,315 sq ft) Air London Heathrow Potential for Residential Development (subject to consents) VAT Central Location in Affluent London Commuter Town • Nearby Occupiers include Waitrose, Pizza Express, Boots, Gail's Bakery, Situation Costa Coffee, Clarks, Greggs and an Eclectic Mix of Local Retailers VAT is applicable to this lot. Wokingham is an affluent London commuter town situated south of the M4 Lot Auction motorway and some 8 miles south east of Reading.. The property is situated in **Completion Period** 15 7th November 2024 the heart of Wokingham town on the north side of Rose Street close to its iunction with Broad Street. Six Week Completion Rent Status Waitrose Supermarket is situated immediately behind the property and directly £169,800 per Annum Exclusive Available 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, **Auction Venue** Sector Clarks, Greggs and an eclectic mix of local retailers. Office Live Streamed Auction Tenure

Freehold

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#### **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

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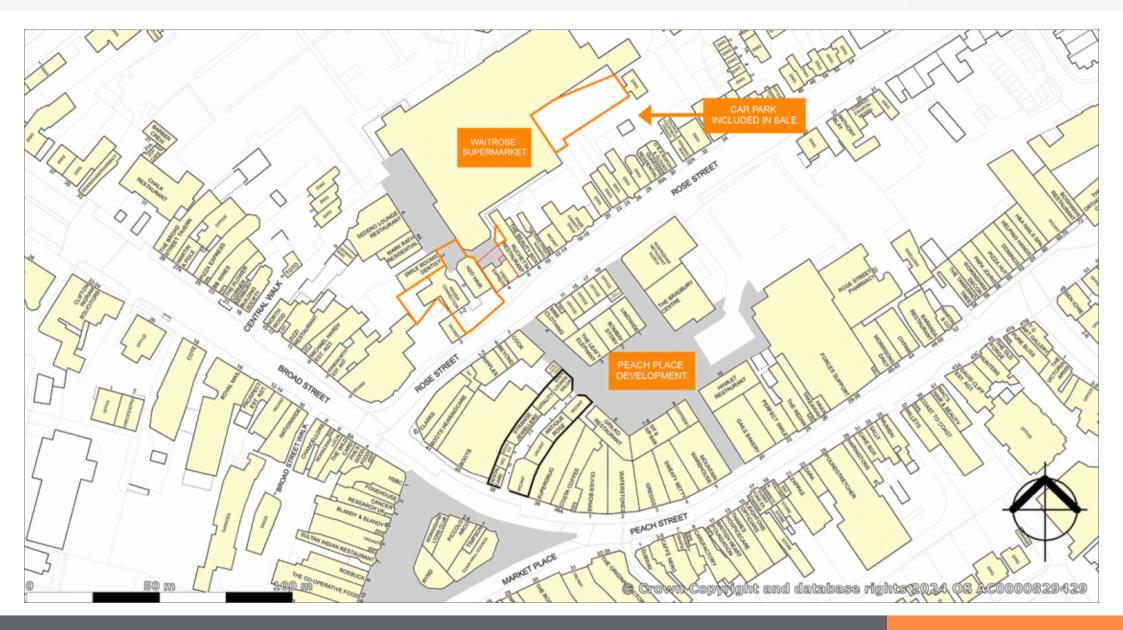




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#### Contacts

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