

Lot 6, 6/6A Broad Street, Wokingham,

Berkshire RG40 1AB

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Comprises two ground floor shops and four flats - all let
- Shops let in 2021 and 2023
- Four large two bed flats above accessed from front let on AST's
- Totalling 393.11 sq m (4,321 sq ft)
- Affluent Berkshire town
- Nearby occupiers include Waitrose, Pizza Express, Cote, Nandos, Boots and Costa Coffee
- VAT-free investment
- In the same ownership for over 20 years

Lot

6

Auction

13th February 2025

Rent

£102,720 per Annum Exclusive

Status

Available

Sector

High Street Retail, Residential

Auction Venue

Live Streamed Auction

On Behalf of a Charity

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 Railway Station

Air

London Heathrow Airport

Situation

The property is situated on the south side of Broad Street in the heart of the town centre, close to Wokingham Town Hall and opposite Peach Place Plaza, a new development including retail, restaurants and residential apartments and townhouses. Nearby occupiers include Waitrose, Pizza Express, Cote, Nandos, Boots and Costa Coffee.

Tenure

Freehold.

Description

The property comprises two ground floor shops with four separately accessed two bed flats on the first and second floors, accessed from the front.

VAT

VAT is not applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx (sq ft) (1)	Tenant	Term	Rent p.a.x.
Ground	Retail	71.73	(772)	INDIVIDUAL t/a Wokingham Local (2)	5 years from 09/08/2023	£30,000 Rising to £32,000 on 09/08/2026
Ground	Retail	37.50	(403)	INDIVIDUAL t/a The Wild Card	5 years from 24/12/2021	£15,000
Flat 1	Residential - 2 bed flat	71.99	(775)	INDIVIDUALS	AST until 03/03/2025	£13,800
Flat 2	Residential - 2 bed flat	69.11	(744)	INDIVIDUALS	AST until 07/08/2025	£15,120
Flat 3	Residential - 2 bed flat	70.26	(756)	INDIVIDUALS	AST until 16/01/2026	£15,000
Flat 4	Residential - 2 bed flat	72.52	(781)	INDIVIDUALS	AST until 21/11/2026	£13,800
Total		393.11	(4,231)			£102,720

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(2) The vendor holds a £15,000 rent deposit for the duration of the lease.

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Contacts

Acuitus

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

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

BBS Law
9th Floor, City Tower,, 40 Basinghall St
London
EC2V 5DE

Avi Barr
0204 505 8081
abarr@bbslaw.co.uk

Ellen Roberts
0204 505 8085
eroberts@bbslaw.co.uk

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