

# A5 RETAIL & RESIDENTIAL INVESTMENT **FOR SALE**



**With Self-Contained Living Accommodation**

42 Station Road  
**Wokingham**

Berkshire  
RG40 2AE

**WITH A5 TAKEAWAY CONSENT**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Reading office 0118 402 6893



## Location

The premises are prominently located in Station Road, Wokingham close to the entrance of Wokingham railway station.

Wokingham is an attractive, historic market town which has undergone extensive regeneration in recent years with enhanced retail and local facilities.

Wokingham is strategically located in the centre of the Thames Valley being in close proximity of the M4 (Junction 10) with direct access via the A329(M). Frequent train services are available to Reading (8 minutes) with connections to London Paddington. In addition there are direct trains from Wokingham to Waterloo.

## Description

Premises comprise detached shop property with the benefit of A5 takeaway use, food preparation and extensive ancillary storage areas together with the benefit of rear access off Wellington Road. There is a good size flat above which is separately accessed and providing originally two bedroom accommodation which has been now adapted to provide four bedrooms, kitchen and WC.

## Terms

Freehold is available subject to an existing lease for an original term of 15 years from 12th July 2011 at a current rental of £25,100 per annum exclusive subject to indexation at 2% each year and subject to open market rent reviews every five years.

Offers are invited for the freehold interest subject to the existing lease at a figure in the order of £500,000.

## Accommodation

	Sq. Ft.	M2
Retail Area	509	47.3
Kitchen	169	15.7
Potato Store	180	16.7
Further Stores	125	11.6
Office	123	11.4
Warehousing Space	615	57
<b>TOTAL</b>	<b>1,721</b>	<b>159.7</b>
<u>1<sup>st</sup> Floor Residential Accommodation</u>		
Currently arranged as:		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Bedroom 4		
Kitchen		
Bathroom and WC		

*Approx net internal area (NIA)*

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

We understand VAT will not be levied on the sale.

## Amenities

- Well located opposite Wokingham train station
- A5 takeaway consent
- Self-contained flat
- Potential for enhancement to rear warehousing area (STP)
- Indexed rent and open market reviews
- Rear access

## Energy Performance Rating

D-87

## Viewing and further information



**David Pearce**

[david.pearce@kemptoncarr.co.uk](mailto:david.pearce@kemptoncarr.co.uk)

07921 820943



**Mitchell Brooks**

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021

