

VILLAGE CENTRE RETAIL UNIT & MAISONETTE – FOR SALE



622 Sq.Ft. (57.78sq.M.) approx N.I.A.

7 High Street

Twyford

Reading

RG10 9AB

SITUATED IN THE CENTRE OF TWYFORD NEAR TO COSTA COFFEE

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Location & Description

Excellent village centre position neighbouring Costa Coffee.

Twyford is well located 5 miles to the east of Reading town centre and approximately 7 miles west of Maidenhead. Twyford also benefits from being on the Elizabeth Line providing services into London.

A ground floor lock-up retail unit with full width glazed frontage, benefiting from open plan sales floor leading to rear storeroom and WC. The retail unit has been newly decorated throughout with new flooring. The one bedroomed maisonette is accessed via rear external staircase and is configured over first and second floors.

To the rear private car parking can be found.

Accommodation

	Sq. Ft.	M2
Ground floor retail unit	622	57.78
First and second floor maisonette	Not measured	

Approx net internal area (NIA)

Price

Offers over £375,000 are sought for the freehold of the retail unit and maisonette.

Please note that the maisonette is currently let on an AST at a rental of £725pcm with a tenancy that is holding over.

The retail unit is to be sold with Vacant Possession.

Amenities

- Well-presented retail unit
- Large split level maisonette
- Private car parking to rear

Business rates & Council tax

The billing authority is Wokingham Council.

Rateable value: £6,600

We have been verbally informed of the rateable value. We suggest this amount, and the amount payable, is verified directly by contacting the ratings officer at Wokingham Council.

We believe the council tax banding for the maisonette is C.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is not elected to pay VAT.

Energy Performance Rating

Retail Unit: C-54 Maisonette: E-39



Viewing and further information

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