

Wokingham - 6 Market Place, Berkshire RG40 1AL

Freehold Grade II Listed Retail with Residential Development Opportunity

Planning approved for conversion of upper floors to 3 x 2-Bed Apartments



**BLUE ALPINE**

PROPERTY CONSULTANTS





#### Investment Consideration:

- Purchase Price: £750,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises three-storey commercial premises
- First and second floor are self-contained and benefit from planning for 3 x 2-Bed Apartments
- Total approved residential GIA: 230 sq m (2,476 sq ft)
- Development benefits from no S106 or CIL payment
- Property benefits from 4 parking spaces at rear
- Situated in the heart of the town centre within short walk from Wokingham Train station
- Nearby occupiers include Co-Op Food, HSBC, Boots, Ladbrokes, Nando`s and Clarks, amongst others.



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### Property Description:

Comprises three-storey commercial building arranged as a ground floor retail with self-contained ancillary accommodation at first and second floor. The property benefits from 4 parking spaces at rear and provides the following accommodation and dimensions:

Ground Floor: 167.7 sq m (1,805 sq ft)

Open plan retail, office rooms, storage, wc

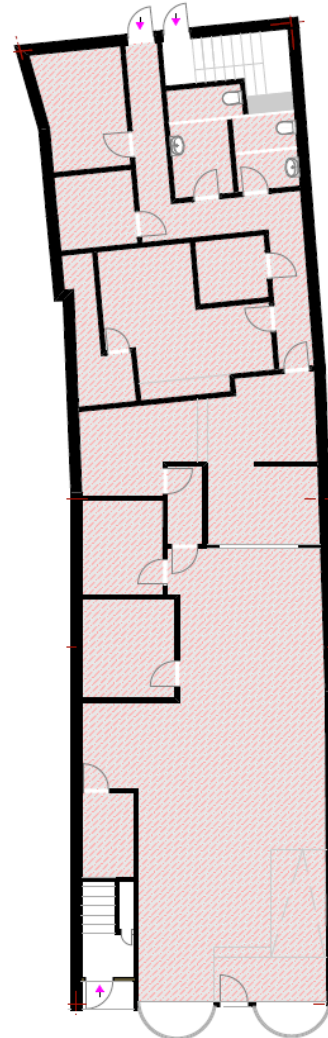
First Floor: 171.9 sq m (1,850 sq ft)

Open plan ancillary, 2 rooms, wc

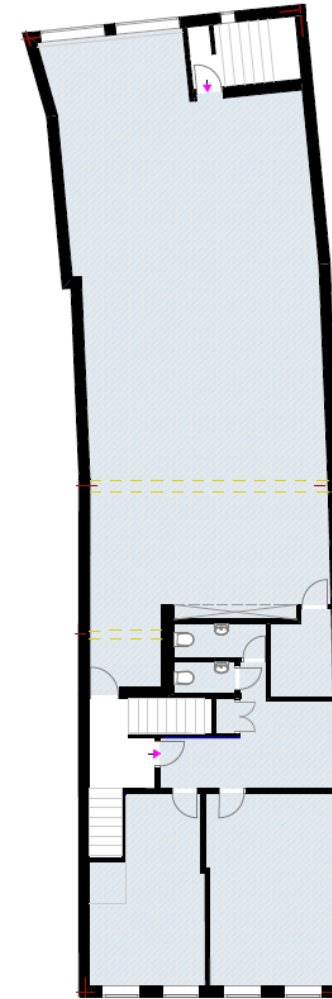
Second Floor: 82.2 sq m (885 sq ft)

3 rooms, wc

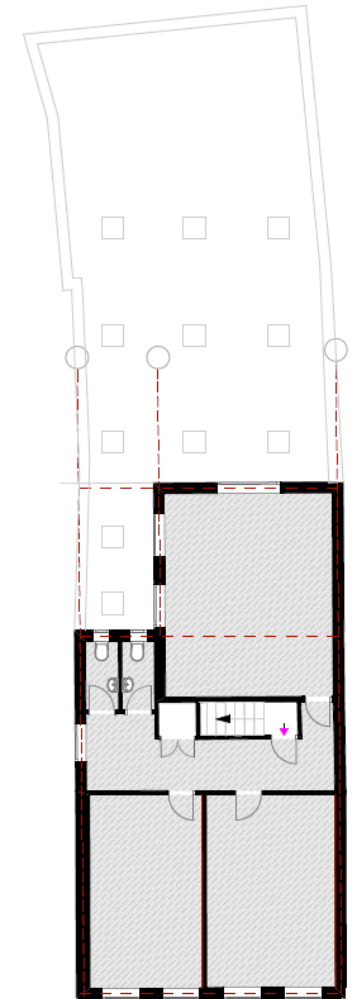
Total GIA: 421.8 sq m (4,540 sq ft)



Existing Ground Floor



Existing First Floor



Existing Second Floor

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#### Development Opportunity:

Planning approved in July 2024 for conversion of first and second floor to 3 x 2-Bedroom Apartments, providing the following accommodation and dimensions:

#### First Floor:

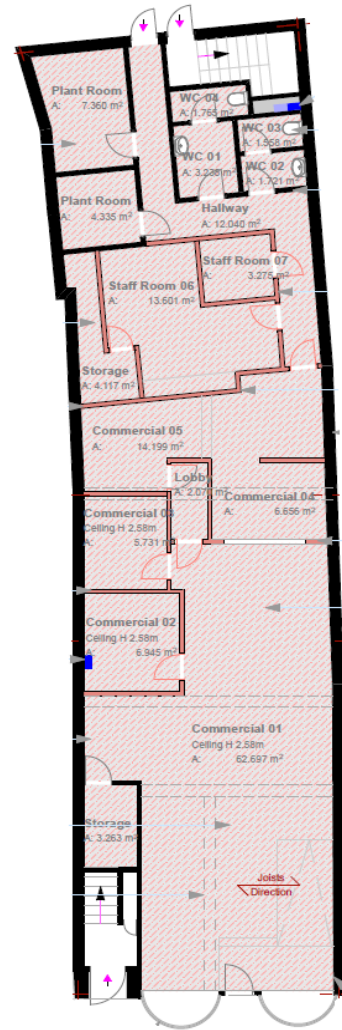
- Apartment 1: 89 sq m (958 sq ft)  
2 bedrooms, kitchen/dining, living room, 2 bathrooms, storage
- Apartment 2: 65 sq m (700 sq ft)  
2 bedrooms, kitchen/living room, bathroom, walk in wardrobe

#### Second Floor:

- Apartment 3: 76 sq m (818 sq ft)  
2 bedrooms, kitchen, living/dining room, bathroom, storage

Total approved residential GIA: 230 sq m (2,476 sq ft)

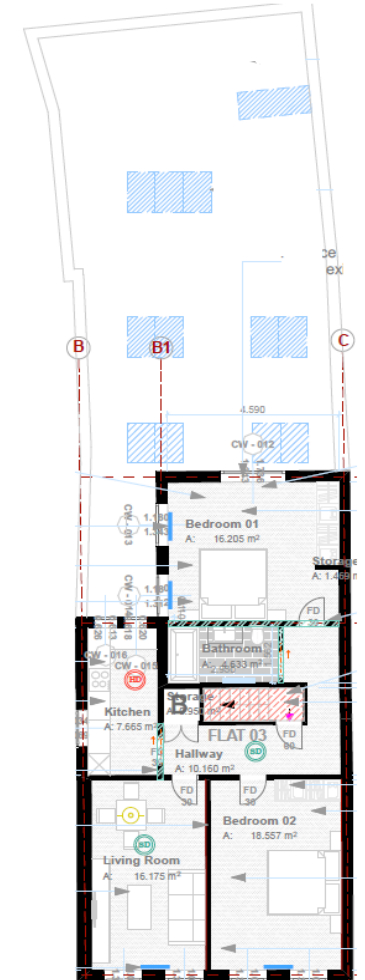
For more information, please refer planning No: 232241 on Wokingham planning portal: [www.wokingham.gov.uk/planning](http://www.wokingham.gov.uk/planning)



Approved Ground Floor



Approved First Floor



Approved Second Floor

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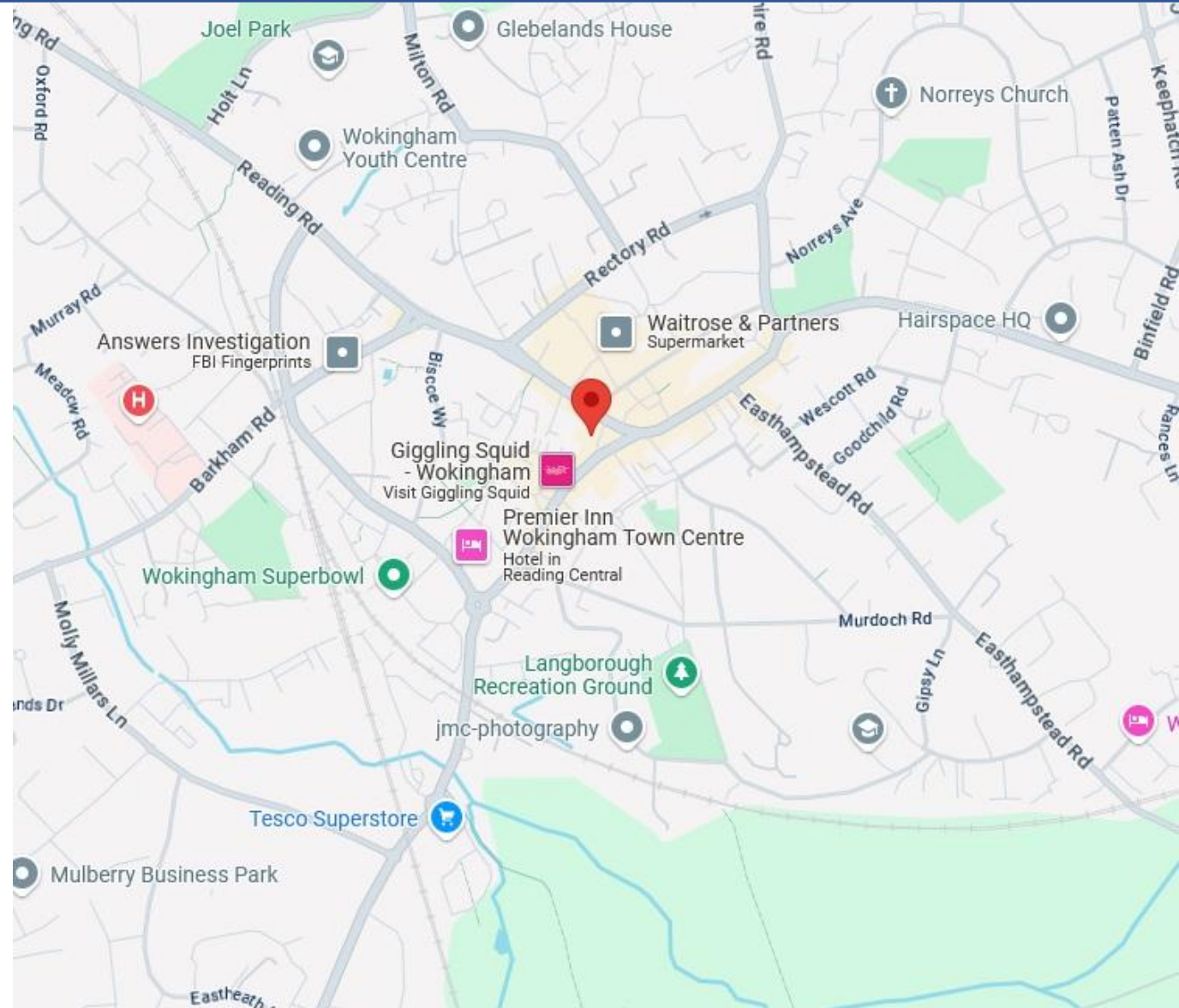
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### Location:

Wokingham is a market town and civil parish in Berkshire, and is the main administrative centre of the wider Borough of Wokingham. The property is situated in the heart of the town centre within short walk from Wokingham Train station which provides direct and regular services to Reading and London (Waterloo Line). The nearby M4 motorway provides direct access into central London. The open spaces of Cantley Park are within walking distance to the north. Occupiers nearby including Co-Op Food, HSBC, Boots, Ladbrokes, Nando's and Clarks, amongst others.



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## Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

PROPERTY CONSULTANTS

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