



## To Let

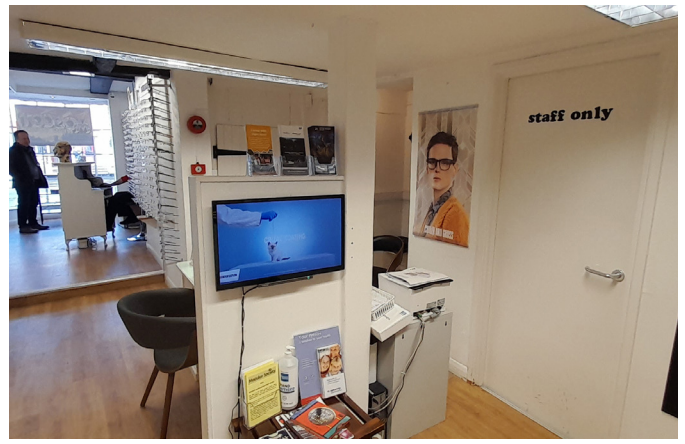
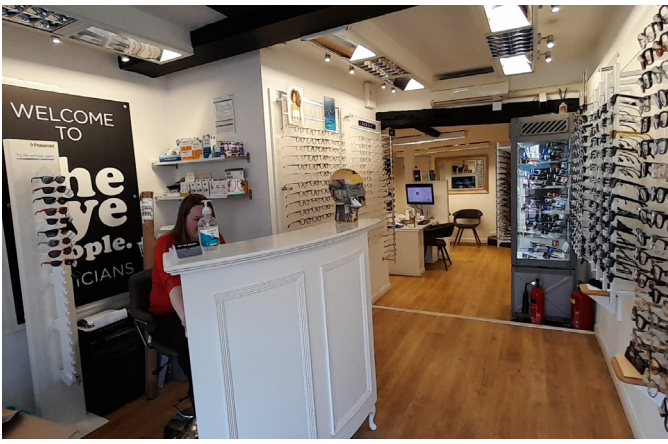
### 22 Market Place, Wokingham RG40 1AP

- Good street prominence in pedestrianised area
- Listed building
- Class E
- Not suitable for hot food takeaway
- No VAT

Ground floor	397 sq ft	Rent	£23,500 p.a. exclusive
Rear test room	101 sq ft	Est. Service Charge	N/A
Basement	261 sq ft	Est. Buildings Insurance	£TBC p.a.
<b>TOTAL</b>	<b>739 sq ft</b>	Rates Payable	£8,857 p.a.
ITZA	315 units	<b>TOTAL OCCUPATIONAL COST</b>	<b>£32,357 p.a.</b>

For more information please contact Hicks Baker

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<b>USE</b>	<b>Class E</b>
<b>TENURE</b>	Leasehold
<b>TERM</b>	A new lease is available direct from the Landlord on terms to be agreed
<b>RATEABLE VALUE</b>	£17,750. For further information on Retail, hospitality and leisure relief, visit - <a href="https://www.tax.service.gov.uk/business-rates-find/">https://www.tax.service.gov.uk/business-rates-find/</a>
<b>EPC</b>	D. Valid until November 2024
<b>VAT</b>	VAT is not payable

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Transaction



Management



Advice

**Lease code**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the [website here](#).

**Misrepresentations Act 1967**

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50 metres

Experian Goad Plan Created: 07/03/2023  
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