



To Let

65 Peach Street, Wokingham RG40 1XP

- Highly prominent
- Corner position
- Large return frontage
- Extensive glazing
- Fitted out to a very high quality
- Ready for immediate occupation
- Large public car park to rear
- Good signage potential on building and on rear wall of car park
- Air conditioning

Ground floor retail sales	745 sq ft	Rent	£24,000 p.a. exclusive
GF Ancillary	113 sq ft	Est. Service Charge	£TBC p.a.
TOTAL	858 sq ft	Est. Buildings Insurance	£TBC p.a.
ITZA	802 units	Rates Payable	£16,236 p.a.

For more information please contact Hicks Baker

T: 0118 959 6144 E: retail@hicksbaker.co.uk W: hicksbaker.co.uk



USE	Class E
TENURE	Leasehold
TERM	A new lease is available direct from the Landlord on terms to be agreed
RATEABLE VALUE	£33,000. For further information on Retail, hospitality and leisure relief, visit - https://www.tax.service.gov.uk/business-rates-find/search
EPC	C. Valid until June 2031
VAT	VAT is not payable
FURTHER INFORMATION	More photos, floor plan etc click here

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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](#).

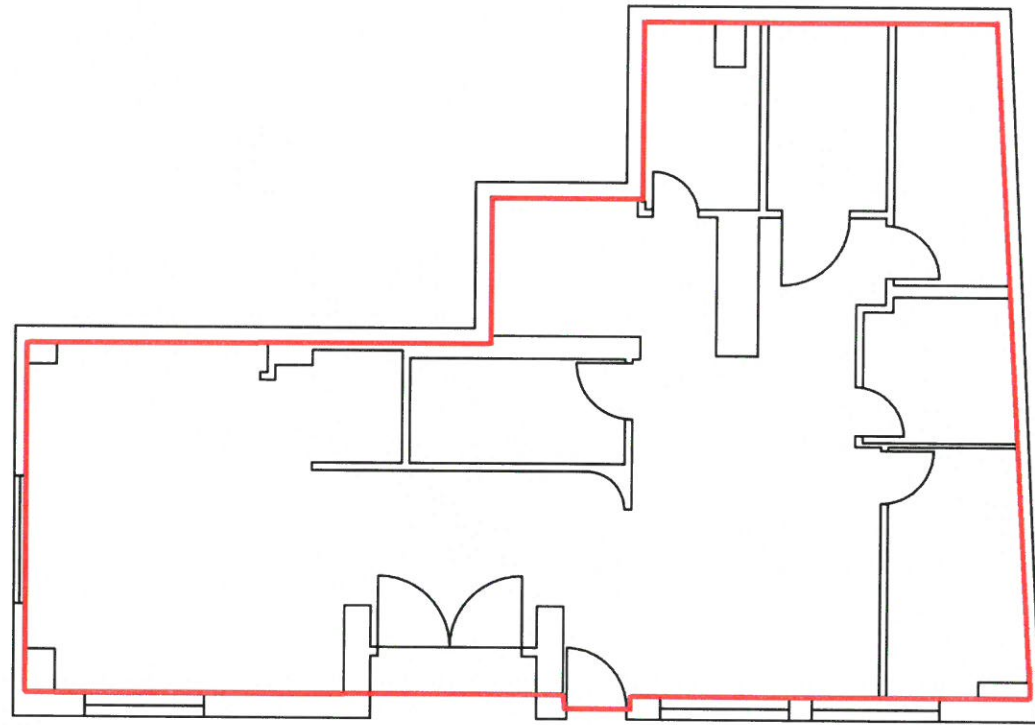
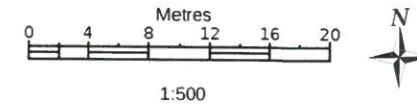
Misrepresentations Act 1967

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PLAN NO. 1

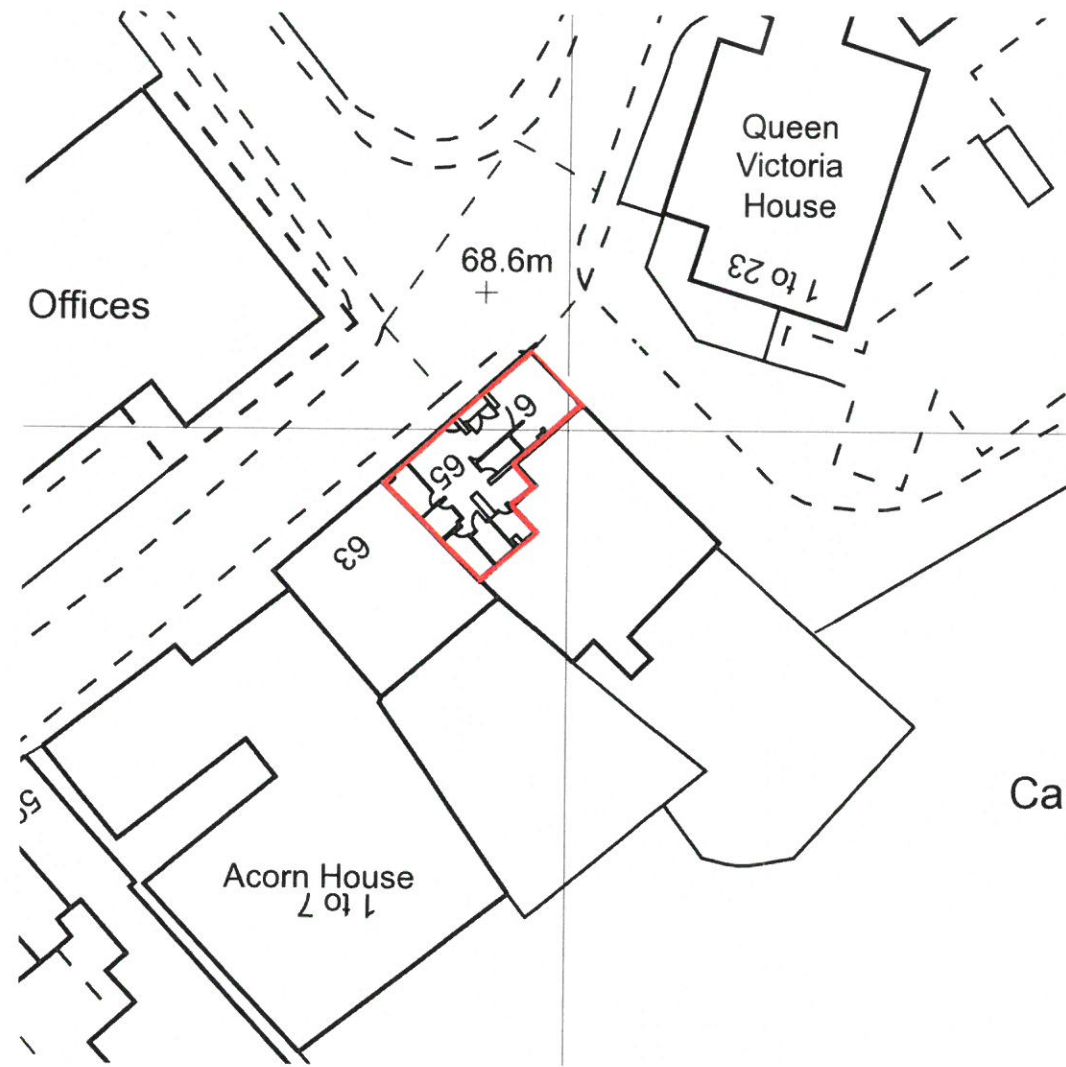


65 PEACH STREET
WOKINGHAM RG40
Scale 1:100
A4 PAPER SIZE



GROUND FLOOR

PEACH STREET





Experian Goad Plan Created: 05/03/2024

Created By: Hicks Baker

For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com

50 metres

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