

CLASS E OPPORTUNITY

WOODLEY

131 CROCKHAMWELL ROAD

Description

Woodley is a town in Berkshire, England, located about 4 miles east of Reading and approximately 40 miles west of London.

The unit is located on Crockhamwell Road in close proximity to **McColl's, Corals, Greggs, Boots** and **Cozze Restaurant**

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor with first floor ancillary providing the following approximate areas:

Ground Floor Sales	2,421 sq. ft.	(224.92 sq. m)
Ground Floor Ancillary	216 sq. ft.	(20.08 sq. m)
First Floor Ancillary	1,254 sq. ft.	(116.52 sq. m)
Total	3,891 sq. ft.	(361.51 sq. m)

There are 10 car parking spaces.

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Lease

The premises are available by way of assignment on the existing lease expiring on 24 March 2031. Alternatively, a new sublease may be available for a term to be agreed.

There is a rent review every seven years during the term.

Rent

£46,780

per annum exclusive.

Subject to Contract

**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£46,750
UBR (23/24)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of E 113. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

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In partnership with:



