

LONG LEASEHOLD RETAIL INVESTMENT **FOR SALE**



1,242 Sq. Ft. (115.40 Sq. M.)

1 London Road

Twyford

Berkshire

RG10 9EH

kemptoncarr.co.uk | Reading office 0118 402 6893



Location

Situated in an extremely prominent location on the corner of London Road and Wargrave Road on the edge of the town centre. Twyford Crossrail Station is less than 5 minutes' walk away and you are within easy walking distance of Waitrose Supermarket and the towns other retail amenities. Twyford is conveniently located close to the A4 between Reading & Maidenhead, a short drive to the M4 at either junction 8/9 or 10.

Description

1 London Road comprises a retail unit with ancillary accommodation at first floor, held on a long leasehold basis with a term of approximately 72 years remaining. The shop has a separate access to the rear car park / service area. The unit is currently let to Newdays Pharmacy, a chemist shop on the ground floor and a consultation room, store room and staff facilities on the first floor which are accessed via a stair case to the rear of the retail area; the lease expiry is on 24th March 2021 and a rent of £14,000 pax (an option to extend may exist).

Accommodation

	Sq. Ft.	M2
Ground Floor	568.2	52.80
First Floor	673.8	62.60
TOTAL	1,242	115.40

Approx net internal area (NIA)

Terms

Price on application.

Business Rates

Billing authority: Wokingham Borough Council

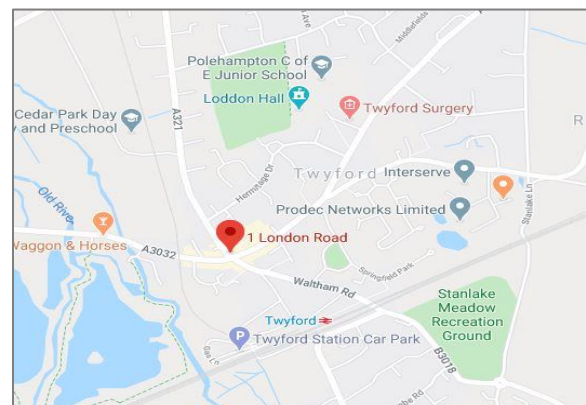
Interested parties are advised to make their own enquiries of Wokingham Borough Council.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Energy Performance Rating

D-82



Viewing Arrangements – Strictly via Kempton Carr Croft

Viewing and further information



Maria Hoadley

maria.hoadley@kemptoncarr.co.uk

07766 364078

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

