

# LONG LEASEHOLD RETAIL INVESTMENT **FOR SALE**



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

1 London Road

**Twyford**

Berkshire

RG10 9EH

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## 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

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

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 and further information



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