



HOLLOWAY
ILIFFE &
MITCHELL

Retail
TO LET



69 Crockhamwell Road, Woodley, Reading, RG5 3JP

Ground Floor Retail Unit
INCENTIVES AVAILABLE *

Summary

Tenure	To Let
Available Size	1,636 sq ft / 151.99 sq m
Rent	Rent on Application
Rateable Value	£40,500
EPC Rating	D (93)

Key Points

- Prominent prime location in pedestrian precinct
- Outdoor seating area
- Opposite Waitrose
- Nearby occupiers include Waitrose, Iceland, Lidl

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Location

Woodley is a suburb of Reading. The building is located in the main precinct, towards the southern end opposite Waitrose.

Crockhamwell Road is immediately off the A4 Reading Road which gives links to junction 10 of the M4.

The property is also well served with public transport and frequent bus services from the town centre.

Description

The premises which occupies a prominent position in the pedestrianised precinct comprises a large retail area, WC and rear office/store, furthermore it benefits from an outdoor seating area.

Terms

Available on a new Full Repairing & Insuring lease for a term to be agreed.

Business Rates

Rateable value £40,500.00

You are advised to confirm the rates payable with the local council before making a commitment.

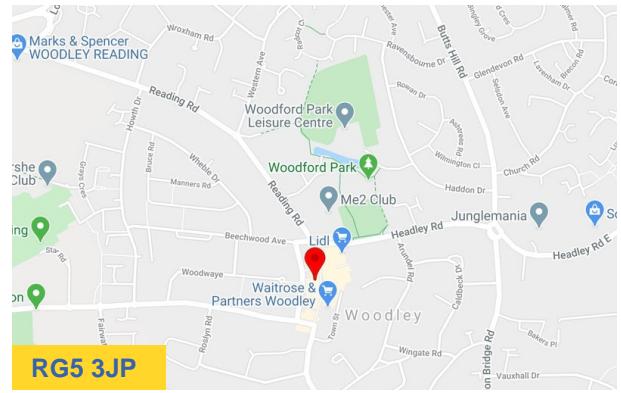
Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts landscaping management fees.

Additionally, Buildings Insurance is also payable by the Tenant.

Unless stated, all prices and rents are quoted exclusive of VAT.

Each party are to be responsible for their own legal costs incurred in the transaction.



Viewing & Further Information

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