

PENNICOTT

CHARTERED SURVEYORS
ESTABLISHED 1949

Property Particulars

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1/2 Bush Walk Wokingham RG40 1AT



Prime retail unit in Wokingham town centre.

**Ground Floor 1,561 sq ft
First Floor 560 sq ft**

0118 979 8118

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Location: This property is one of the best units in Wokingham town centre, located in a prominent position overlooking the busy Market Place as well as the entrance of Bush Walk through to Peach Square. The unit is located close to the brand new Peach Place scheme which has been fully let over the course of 2019 to include great occupiers including Oliver Bonas, Waterstones, Gail's Bakery, Cook, Mountain Warehouse, Neon Sheep, Sit&Sip and The Leafy Elephant amongst other great new additions to the town.

The road network was improved in 2018 allowing more visitors to access the town and the next phase of regeneration, Elms Field, already includes ALDI, Premier Inn and Everyman Cinema amongst other leisure and retail operators.

With the 3rd most affluent catchment in the UK in terms of % Abs, Wokingham boasts strong retail performance and the above property is absolute prime to take advantage of this.

Tenure: The unit is available immediately by way of new effectively full repairing and insuring lease.

Accommodation: The retail element is arranged over ground floor with BOH at first floor, offering the following approximate net internal area:

Ground floor	1,561 sq ft
First floor	<u>560 sq ft</u>
Total	2,121 sq ft

EPC: To be re-assessed.

Rent: £65,000 per annum exclusive of all other outgoings.

Viewing:

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