



Iconic, Grade II Listed Two-Storey Office Building

59 & 59a Peach Street

Wokingham, RG40 1XP

Office

FOR SALE

922 sq ft

(85.66 sq m)

- Town Centre Location
- WC and Kitchen Facilities on Each Floor
- 2 Parking Spaces
- Ample Public Parking Nearby
- Separate Entrances for Each Floor
- Potential for Full or Partial Occupation
- Freehold with Vacant Possession

Summary

Available Size	922 sq ft
Price	Offers in excess of £225,000
Business Rates	- See below
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

An excellent opportunity to acquire a two-storey, self-contained office building, comprising two independent units: the ground floor (Unit 59) and the first floor (Unit 59a). The property forms part of The Overhangs, an iconic Grade II listed building at the entrance of Wokingham Town Centre. Each unit benefits from its own private entrance, and there is a door connecting the two units that offers the flexibility to let/occupy the units individually, or as a whole. Both floors include dedicated kitchen and WC facilities and the first floor has been fitted out to a high standard.

Location

Peach Street is close to the centre of the affluent market town of Wokingham where you will find an abundance of coffee shops and restaurants. Occupiers include GAIL's Bakery, Oliver Bonas, Mountain Warehouse and Starbucks. The A329M gives excellent access to the M4 and M3 motorways. Wokingham railway station is on the Reading/London (Waterloo) line and is a short walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rates Payable	EPC
Ground - 59 Peach St	471	43.76	£4,191.60 /annum	E (103)
1st - 59a Peach St	451	41.90	£2,844.30 /annum	E (108)
Total	922	85.66		

Viewings

By appointment directly with sole agent: Page Hardy Harris

Terms

Available to purchase Freehold with Vacant Possession.

Business Rates

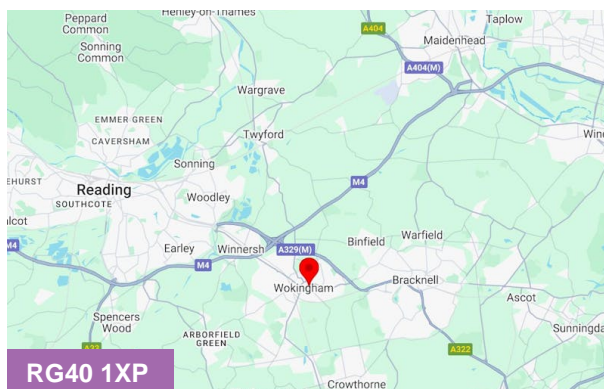
The occupier will be responsible for paying Business Rates directly to the Local Authority. Please note occupiers eligible for small business rate relief might be able to claim up to 100% discount.

Legal Fees

Each party to bear their own costs

VAT

All figures quoted are exclusive of VAT which we understand will be chargeable.



Viewing & Further Information



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