

Showroom & Workshop
TO LET/FOR SALE

Motor Trade & Roadside

READING RG6 7HW
660 Wokingham Road (A329), Earley

- 764.2 sq m (8,234 sq ft)
- 0.28 Hectare (0.69 Acre) Site
- Arterial Road Frontage (A329)
- Large display forecourt
- Suitable for alternative uses, STP

• **TO LET/FOR SALE**



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0870 777 6292
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Location

The property occupies a prominent trading position on a raised site fronting the main Wokingham Road (A329) in Earley, to the east of Reading. The site is adjacent to a busy petrol filling station which is in separate ownership.

Thames Mead Multiplex cinema and the Winnersh Triangle Business Park are nearby, whilst the site is conveniently positioned close to the A3290/M4 Junction 10 intersection.

Description

A long established motor dealership premises providing a showroom with modern framed workshop to the rear incorporating offices and stores at first floor/mezzanine level over part. Externally there is ample parking to the front and rear.

Accommodation

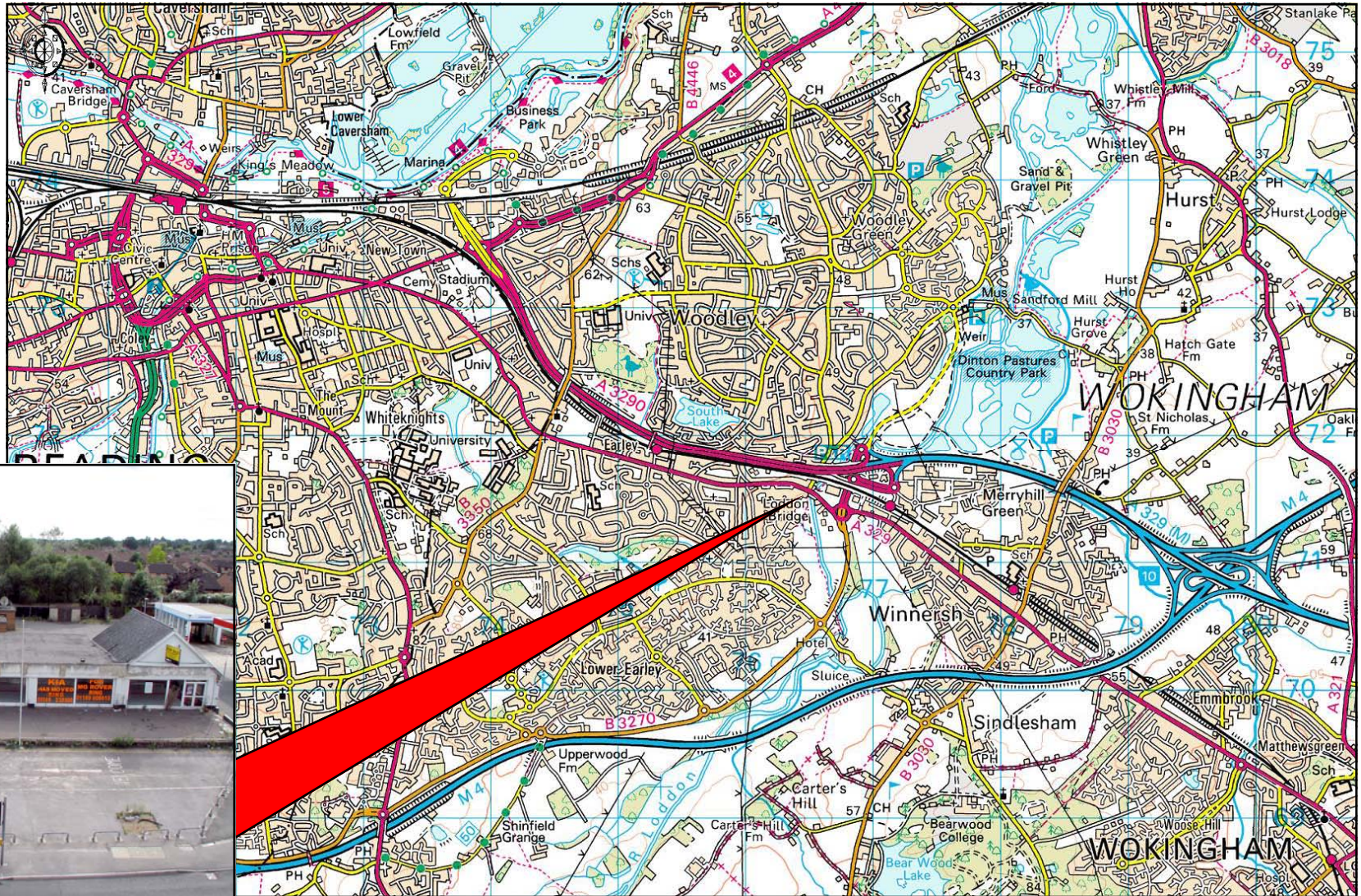
	Sq m	Sq ft
Ground Floor:		
Showroom:	215.5	2,320
Offices:	49.5	533
Workshop:	231.1	2,487
Parts Store:	52.7	568
Service Reception:	56.1	611
WCs/Kitchen	17.0	183
First Floor:		
Offices:	54.7	589
Mezzanine Parts:	87.6	943
Total Accommodation:	764.2	8,234
Site Area (As outlined red on plan)	0.28 Hectare	0.69 Acre

Note: The above areas have been calculated on an approximate gross internal basis and must be verified by the purchaser.



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Important Title Information

Our clients hold freehold title to the land edged red on the plan with the benefit of a right of way over the land shaded blue. A title plan is available upon request. Parties should note there is no express right of way over the neighbouring petrol station beyond the land shaded blue.

Parties should also note a public footpath presently dissects the site. The Local Authority has agreed to divert the path to run along the boundary marked A-B and shaded green on the plan. Our client will contract with the successful purchaser to reposition the boundary fence approximately 2.5 metres behind its current line as noted on the plan.

Rateable Value

The property is assessed in the 2010 Valuation List as "Showroom, Workshop and Premises". Rateable Value: £83,500.

Terms

The property is available on a new lease for a period of 5 years outside the security of tenure provision of the Landlord and Tenant Act 1954.

Alternatively, unconditional freehold offers in the region of £1.0 million may be considered.

VAT

All figures quoted are exclusive of Value Added Tax, which will be charged at the prevailing rate.

Viewings & Further Information

The property can be viewed from the kerbside at any time.

The property will be open for internal inspection on the morning of Wednesday 8 August 2012.

Interested parties are advised to contact us in advance should they intend to visit the property on this date.

Contact:

Mark Frostick
01480 371456
maf@rapleys.co.uk

Jessica Lockwood
01480 371459
jml@rapleys.co.uk

Energy Performance Certificate

HM Government

Non-Domestic Building

660 Wokingham Road
Earley
READING
RG6 7HW

Certificate Reference Number:
0040-2053-0368-7930-2084

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

79 This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 840.091
Building complexity (NOS level): 5

Benchmarks

Buildings similar to this one could have ratings as follows:
50 If newly built
92 If typical of the existing stock



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