

# ATTRACTIVE DETACHED OFFICES - FOR SALE



**2,582**Sq.Ft. (**239.90**Sq.M.) approx N.I.A.

57 - 59 High Street

**Twyford**

Berkshire

RG10 9AJ

**\*\*\*AMPLE CAR PARKING\*\*\***

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Reading office 0118 402 6893



## Location

The property is located close to the village centre of Twyford with good road access to the A4 Bath Road which, in turn, connects to the M4 either at Junction 8/9 Maidenhead or Junction 10 at Reading. Twyford provides local facilities including Waitrose supermarket and Costa Coffee. Twyford railway station, which forms part of the Elizabeth Line, provides link to London (Paddington) and Reading. There are also nearby public car parking facilities.

## Description

The asset consists of an attractive detached office building, with office accommodation over ground and first floor levels with good natural light, and the benefit of 13 car parking spaces.

Not suitable for residential conversion due to restriction on title.

## Accommodation

	Sq. Ft.	M2
Ground Floor	1,309	121.60
First Floor	1,273	118.30
<b>TOTAL</b>	<b>2,582</b>	<b>239.90</b>

*Approx net internal area (NIA)*

## Terms

£775,000 is sought for the freehold interest with the benefit of vacant possession.

It is understood that VAT is not applicable to this property.

## Business rates

The billing authority is Wokingham Borough Council

Rateable value: £40,300

The above amount, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

The amount has been confirmed to us by the current property owners, which includes rates applied to the car parking.

## Legal Costs

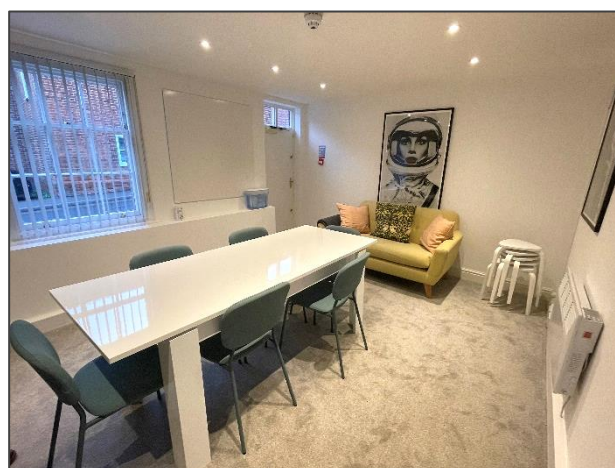
Each party to bear their own professional and legal costs incurred throughout the sale process.

## Amenities

- Suitable for office and medical uses (S.T.P.)
- 13 Car Parking Spaces
- Close to Twyford Centre
- Male/Female and Disabled WCs
- Kitchen Facilities

## Energy Performance Rating

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## Viewing and further information

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PROPERTY CONSULTANTS