

# LEASE AVAILABLE – RESTAURANT & FLAT

35 PEACH STREET, WOKINGHAM RG40 1XJ

787 sq. ft (73 sq. m) approx.



**SUCCESSFUL RESTAURANT BUSINESS FOR SALE AS ASSIGNMENT OF CURRENT LEASE**

RENT: £32,000 pa

PREMIUM IN EXCESS OF: £120,000

ENQUIRIES & VIEWINGS: 020 8703 8075

 **GrayPoint**  
COMMERCIAL PROPERTY ADVISORS

 **RICS**  
Regulated by RICS

**DESCRIPTION**

The restaurant is arranged over the ground floor, offering excellent natural light throughout, with storage room, WC and fully equipped kitchen facilities to the rear. There is potential for 40 covers if planned constructively. Residential accommodation occupies the 1<sup>st</sup> floor forming a 2/3-bed flat with private rear access.

There is a premium for the restaurant as a going concern which includes fixtures, fittings, goodwill, and a well-established town centre business.

**LOCATION**

Set within a prime location in central Wokingham, 30 minutes from West London and 10 minutes from Reading. Wokingham station is a short 15-minute walk away and the M4 and M3 are also nearby.

**ACCOMMODATION**

Restaurant: 787 sq. ft (73 sq. m) approx. NIA

**ENERGY PERFORMANCE (EPC)**

Restaurant: 109 | E / Flat: 42 | E

**BUSINESS RATES**

The Rateable Value is: £18,750

\*All applicants are advised to make their own enquiries with the local council.

**TENURE**

Available as an assignment of an existing lease.

Rent review: Every 5<sup>th</sup> anniversary (2025/2030)

Lease ends: 2036

Break: 2025 and 2030 with 6 months' notice

Inside the 1954 act

Further information available on request.

**RENT**

£32,000 per annum (plus VAT)

\*We believe that the building is VAT elected. Interested parties should make their own enquiries.

**LEASE BUSINESS PREMIUM**

In excess of £120,000

Turnover currently £6,000-£7,000 per week

(business accounts to be discussed directly with owner)

**LEGAL COSTS**

Each party to cover their own legal costs.

Subject to contract.



**VIEWING AND FURTHER INFORMATION**

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