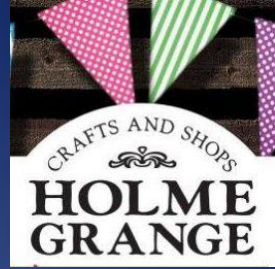




Unit 20  
Holme Grange Craft Village  
Wokingham, RG40 3AW



Ground Floor Retail Unit to  
Let

60.8 sq m 654 sq ft

Retail unit situated in the heart of the Craft  
Village

020 8445 3611 [www.dayandbell.co.uk](http://www.dayandbell.co.uk)

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# Unit 20

## Holme Grange Craft Village

### Wokingham, RG40 3AW



**LOCATION:** Set in Berkshire countryside between Wokingham, Bracknell and Crowthorne, Holme Grange Craft Village is located within 6 miles of junctions 3 and 4 of the M3 and junction 10 of the M4 Motorways

**ACCOMMODATION:** Holme Grange provides a thriving community of craft, retail and wellbeing services. Extensive grounds provide easy car parking and a pleasant environment for visitors. New businesses are invited to complement the current traders and share the future success of the Village. Unit 20 is situated in a busy area of the village, where other trades include a bakers and craft shop.

For more information on this vibrant venue see:-

<http://www.holmegrangepcraftvillage.co.uk/>

**TERMS & TENURE:** A new Full Repairing and Insuring lease is available for a term of at least 5 years at £9,000 per annum exclusive, outside the Landlord and Tenant Act 1954.

**BUSINESS RATES:** To be confirmed. Please rely on your own enquiries.

**VAT:** All rents, prices and premiums are stated exclusive of VAT, which is payable on charges at the prevailing rate.

**USE CLASS:** The property will be used for A1 Retail use only under the Town and Country Planning Act.

**LEGAL COSTS:** The incoming tenant to be responsible for our client's legal costs in connection with this transaction.

**VIEWING BY APPOINTMENT.** Please contact Oliver Billson [oliver.billson@dayandbell.co.uk](mailto:oliver.billson@dayandbell.co.uk)  
**020 8445 3611**

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