



660 WOKINGHAM ROAD, READING, RG6 7HN

TO LET | FLOOR AREA 9,368 SQ. FT. (SITE AREA OF 0.72 ACRES/0.29 HA)  
IMMEDIATELY AVAILABLE - VACANT



## LOCATION

The property is located in a suburb to the east of Reading Town Centre, from the southern side of the A329, a short distance to the A329(M) then onto the M4. The A329 leads westwards to the town centre.

The property fronts onto Wokingham Road, immediately adjacent to a **Shell petrol station**, a small concept **Budgens** store and is opposite a traditional olde-worlde style pub named **The George**.

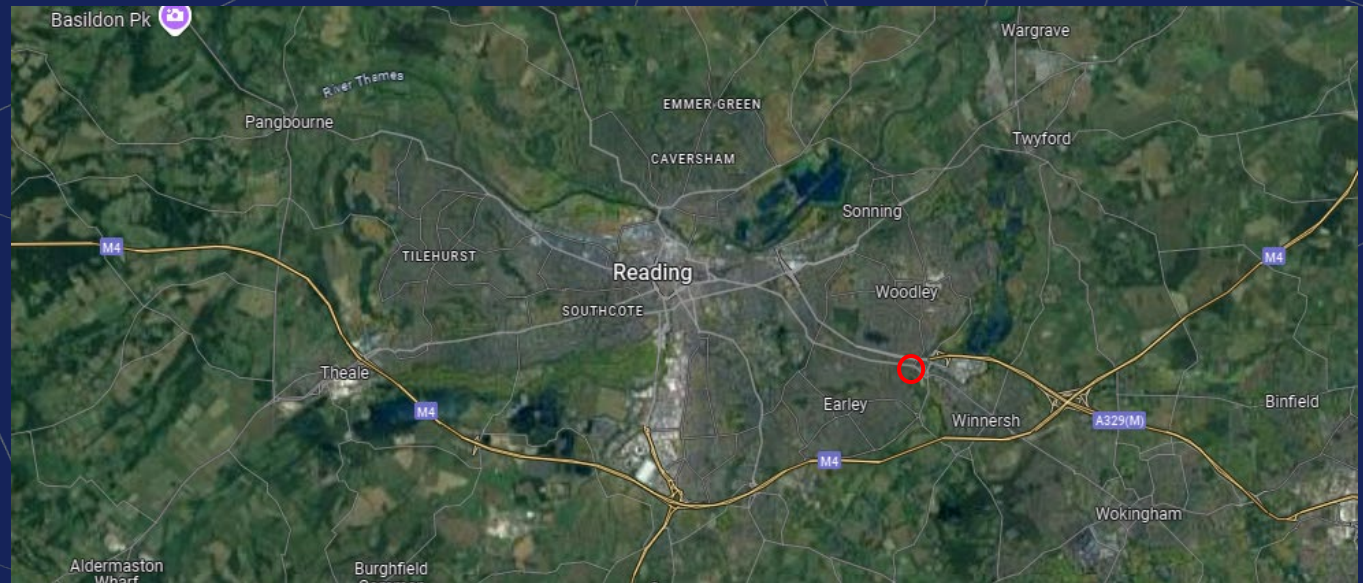
Wokingham Road runs parallel to the arterial routes into the city centre, providing a by-pass as well as access through to residential and commercial buildings. Across the Loddon Bridge is the **Winerish Triangle** train station, a **Showcase Cinema de Lux**, **Costa Coffee** and **Premier Inn**.

### Planning

The site is located within Wokingham Borough Council and is within the designated 'Major Development Location' of Earley, where there is a presumption in favour of sustainable development.

Postcode

RG6 7HN



## SUMMARY



### Description

The current layout is for a motorcycle dealership with rear loading as well as car parking for circa 50+ cars around the perimeter of the premises.

The sales areas are arranged on the ground floor with a prominent shop front, with large windows fronting Wokingham Road as well as wrapping around the side elevation. The premises is predominantly sales floor area with smaller meeting rooms, toilets and kitchenette facility.

There is currently stripped fit out in-situ, as pictured, with flooring, lighting and fire alarm system. Further details available upon request.

The ground floor was used as a motorcycle repairs workshop and associated facilities specification.

### Car Parking

Approximately 50+ spaces for car parking to the side and front of the premises, as well as a rear loading yard.

### Use

Permitted planning use of Sui Generis, alternative uses will be considered.

### Legal costs

All parties to bear their own legal costs.

### Terms

The premises is available on a New Full Repairing and Insuring Lease.

### Rent

Quoting rent £170,000 plus VAT at the prevailing rate.

### Anti-Money Laundering

Prospective purchasers will be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation.

### Rates

The Valuation Office Agency 2023 assessment on their website ([www.voa.gov.uk](http://www.voa.gov.uk)) is as follows:

Rateable Value 2023    £67,500

Interested parties are advised to make their own enquiries of the City Council.

### Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

### EPC

The property has been assessed with an energy rating of B (37).

## ACCOMMODATION

Total site area of 0.72 acres/0.29 hectare.

Ground Floor	Sq ft	Sq m
Workshop	2,165	201.1
Show room	3,792	352.2
Reception and Offices	1,387	128.8
Ancillary	116	10.7
<b>Ground Floor Total</b>	<b>7,460</b>	<b>491.9</b>
Mezzanine Floor		
Offices	685	63.6
Storage	1,223	113.6
<b>Mezzanine Floor Total</b>	<b>1,908</b>	<b>177.2</b>
<b>Total</b>	<b>9,368</b>	<b>860.3</b>

The front is the former show room and to the rear is the workshop, associated W.C for workers and customers. The rear compound is fenced with locked gates.

Steel portal frame with brick and blockwork walls, overclad in part. The workshop has loading doors on two elevations.

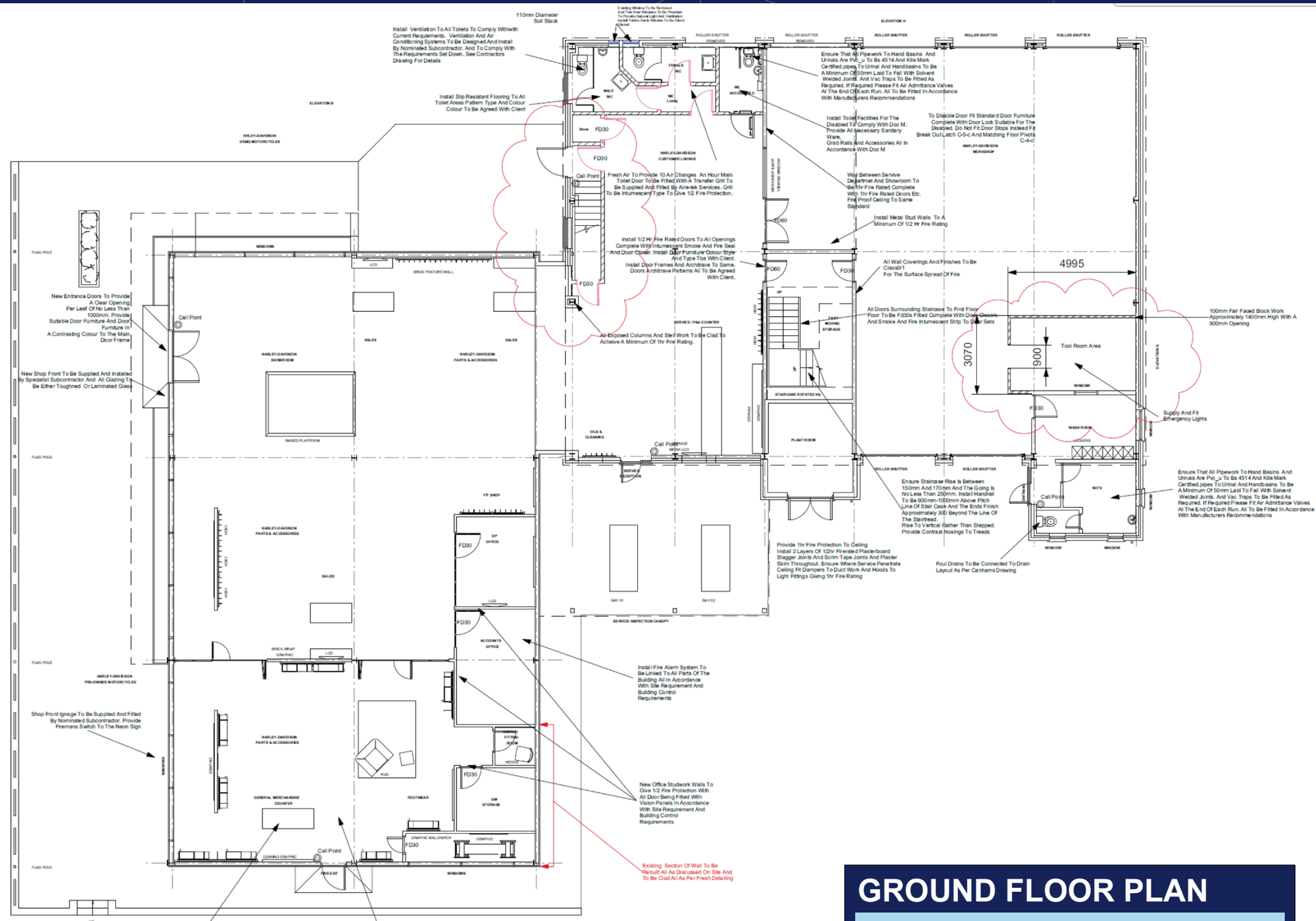
The first floor provides part store and staff area.

The property has allocated car parking spaces with rear bin storage, rear access/loading. The designated delivery entrance to the rear of the premises (pictured in the Gallery).

### Right of way

The property benefits from a right of way over the adjoining petrol filling station for customer and delivery access.





# GROUND FLOOR PLAN

Ground Floor As Proposed

Power Floor Sockets To Be Provided To Merchandise Stands And Goods

All Services To Be Exposed And Suspended From Existing Soffit See Fresh Details

PLAN

ELEVATION D

UP

Provide Fire Protection To Ceiling  
Install 3 Layers Of 1/2" Fiberglass Plateboard  
Stagger Joints And Seem Tape Joints And Plaster  
Slat Throughout. Ensure Where Service Penetrate  
Ceiling Fit Dampers To Dust Work And Heads To  
Light Fixings Using The Fire Rating

Fall Drains To Be Connected To Drain  
Layout As Per Carstairs Drawing

Install Staircase With A Minimum Going Of 250 And A  
Maximum Rise Of 170 And A Maximum Pitch Of 42 Degrees  
Allow For Comfort Non Slip Stair nosings And Provide Handrail To  
One Side To Be Between 900 And 1000 From The Pick Line Of The  
Staircase. Ensure A Minimum Headroom Of 2000mm On The Staircase  
And Refer To Design Access Statement For Stair Configuration

Install fire rated lobby  
compartments for fire rated door  
to maintain the fire compartment

Retain Existing Staircase In  
Building Location

Install New Section Of Wall

Install New Door To Terrace

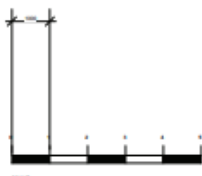
Apply Particle Boardwork Walls To  
Give 1/2 Fire Protection With  
All Door Being Fitted With  
Vision Panels In Accordance  
With Site Requirement And  
Building Control  
Requirements

Retain Wall At First Floor To Form  
Storage Cupboard

Infill Section Of Floor Where Old  
Stairs Are Removed And Retain  
Wall At First Floor To Form Storage  
Cupboard

1000

To Be  
In Situ And  
In Detailing



First Floor As Proposed

# MEZZANINE FLOOR PLAN

## SITE BOUNDARY (RED OUTLINE)



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## GALLERY

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## GALLERY

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## GALLERY

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## GALLERY



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# GALLERY



# GALLERY



## ANTI-MONEY LAUNDERING

Applicants will be asked to produce identification of the intended Tenant and other documentation in order to support any offers submitted to the Landlord. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation.

## Enquiries

**James Lankfer**  
**01223 559558**  
**[james.lankfer@bidwells.co.uk](mailto:james.lankfer@bidwells.co.uk)**

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