

### 10 -12 Oxford Road Reading Berkshire RG1 7LA



**A1 RETAIL UNIT OF APPROX. 2,684 SQ FT (249.39 SQM)  
ESTABLISHED TRADERS ONLY – ALTERNATIVE USER CONSIDERED (STPP)**

**RENT £78,000 PER ANNUM**

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586  
Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

Building Consultancy & Surveying, Commercial Agency, Commercial Management,  
Commercial Investment, Professional Valuations, Residential Lettings, Residential  
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### Location:

Reading, considered to be the capital of the Thames Valley, is a large affluent town in the county of Berkshire. Situated 38 miles west of Central London, 25 miles south of Oxford and 18 miles North of Basingstoke. Reading is the region's main commercial centre and the focal point for economic growth along the M4 corridor.

By car its located four miles north of Junctions 10, 11 and 12 of the M4 motorway, providing quick access to the M25 and the wider motorway network. In terms of the Rail network Reading's position as a major transport hub provides trains to London Paddington approximately every 5 minutes with the quickest journey time being 25 minutes. The nearest airport is to be found at Heathrow International, which is approx. 28 miles to the East of Reading.

### Situation:

The property is situated in a prominent retail position on the northern side of Oxford Road opposite Broad Street Mall. The eastern section of Oxford Road acts as an extension to Broad Street and is a strong secondary retailing pitch within the town. Metro Bank is located opposite with other nearby retailers including Pizza Express TSB & Café Nero. Primark UK Headquarters is also located on West Street employing over 300 people.

The property benefits from a strong footfall with Broad Street Mall attracting in excess of 700,000 people and the town's main bus stops located outside the property.

The parade consists of the following adjoining traders:



### Description:

The subject property affords a rectangular ground floor sales area with stockroom/storage area to the rear of the property along with a fire escape. The rear part of the premises affords a floor to apex of eaves height of 7.6m, whilst the main sales area is 3.0m to the suspended ceiling. The main ground floor sales area shall be stripped ready to provide a white box finish which will assist the new tenants for their fit-out process.

### User:

We believe the premises fall under Class A1 Retail of the Town & Country Planning (Use Class) (Amendment) Order 2005.

### Accommodation:

The property offers the following approximate dimensions:

	Sq Ft	Sq M
Ground Floor Sales	2102	195.29
Ground Floor Store	582	54.06
Total	2684	249.35
ITZA	1,115 units	
Gross Frontage	30 Ft	9.19 m
Built Depth	99 Ft	30.18 m

### Rent

£78,000 per annum which provides a Zone A of £69.95 psf

### Terms:

A new effective full repairing and insuring lease, for a term to be agreed.

### Availability:

It is anticipated that the premises shall be available from 1<sup>st</sup> December 2019

### Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of: £70,500.00; however interested parties should make their own enquiries.

### EPC:

Energy performance certificate has a rating of **C (66)**. A copy of the EPC is available upon request.

### Legal Fees:

Each party to bear own legal costs.

### Contacts:

Andrew Abbott - D: 020 8222 9947 M 07920 769395 E: a.abbott@willmotts.com

Varol Zafer - D: 020 8222 9946 M: 07900 224967 E:v.zafer@willmotts.com

Shahid Sadiq - D: 020 8222 9945 M: 07961 410931 E:s.sadiq@willmotts.com

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