



Blaggrave Arms

35 Blaggrave Street, Reading, RG1 1PW

Tenure - Freehold

Guide Price - £750,000

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Leisure Property Specialists



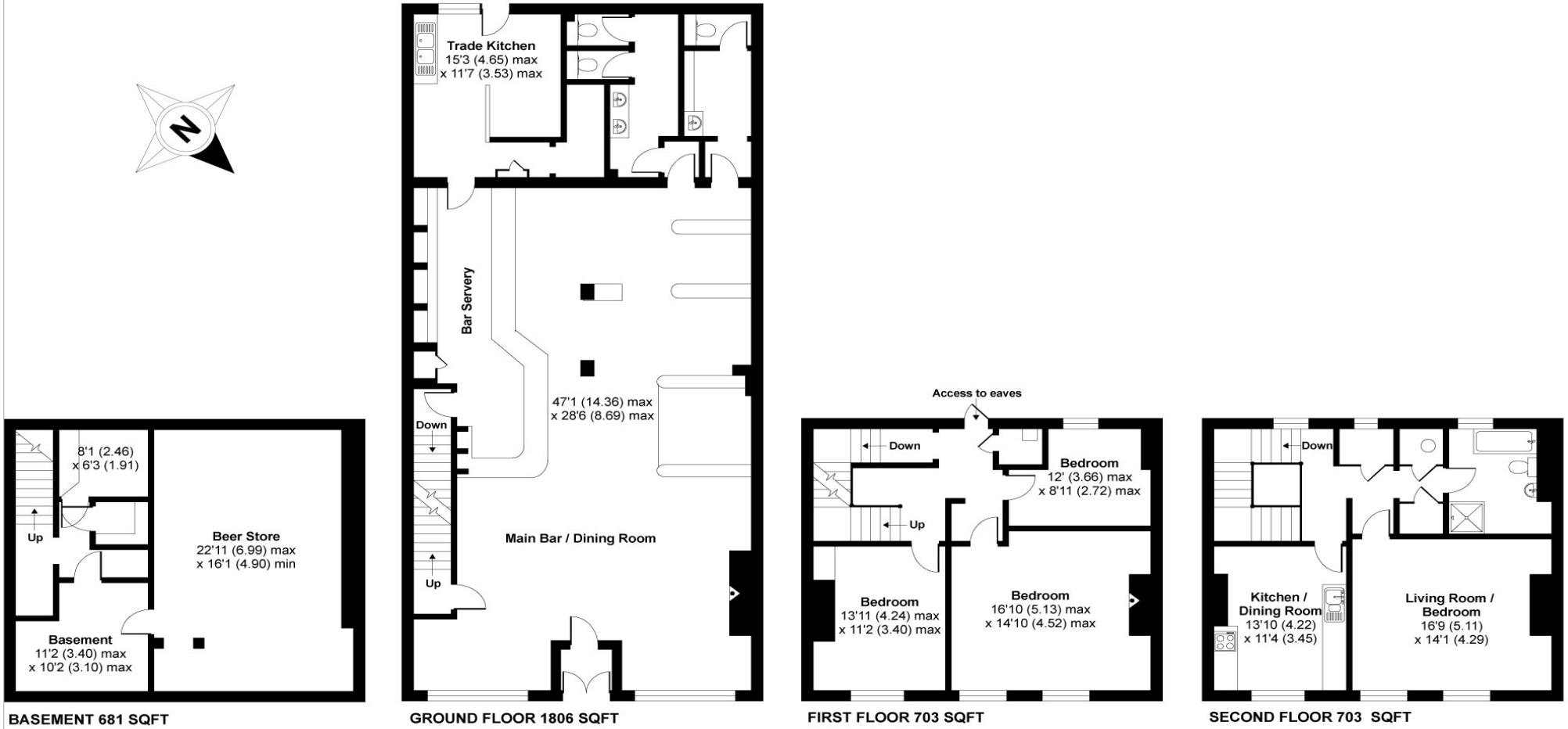
Summary

- Freehold with Vacant Possession (Lease proposals will also be considered)
- Adjoining and opposite occupied multi-user office blocks
- Main thoroughfare with associated footfall between town centre & mainline station
- Open plan flexible space suiting various occupiers*
- Rarely available prime opportunity in the UK's largest town
- Domestic accommodation to upper parts with potential to increase*

Floorplan

Approximate Area = 3893 sq ft / 361.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fleurets Limited. REF: 1305202



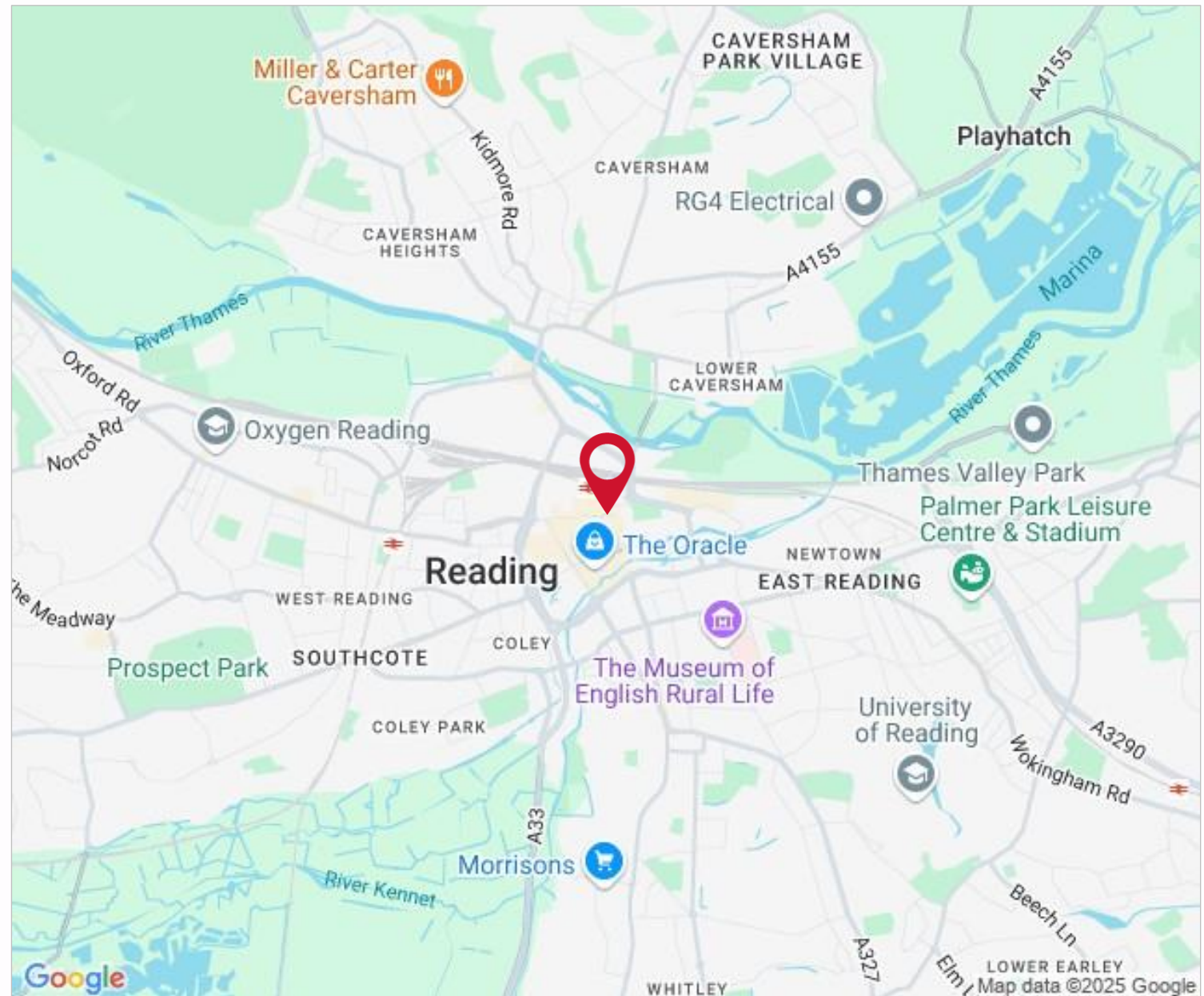
Location

Prominently situated in Reading town centre between the main retail centre to one side and Reading main line station (approximately 100 metres) in the other direction. The local area is densely populated with mainly office buildings with a long list of leisure operators close by including O'Neills, Malmasion, Pret and Fullers. Reading is reputedly the UK's largest town with a population of approximately 355,000 with a vibrant centre serving as the main destination for the wider area.

Description

Constructed in the late 19th century, the building showcases elements of the Gothic Revival style, characterised by its pointed arches, intricate stonework, and tall, narrow windows. The façade features decorative brickwork and stone detailing, contributing to its historic charm.

A substantial three storey building under a pitched and tile roof. Prominent ground floor frontage with good sized windows either side of the main entrance. Fixed signage above and feature lantern. Exposed brick to upper parts.



Accommodation

Main Trade Area

Porched entrance leading into an open plan bar and dining room with exposed timber floor throughout and part panelled and papered walls. Bar servery to one internal wall which has polished stone counters and timber panelled sides. Part mirrored back fitting with display shelving and feature glass fronted wine fridge. Ladies and gents toilets to the rear.

Tables and seating currently set for approximately 40 covers with potential to increase depending on style of trade.

Trade kitchen with non slip flooring, stainless steel work surfaces and various catering equipment. Extraction and external door to small yard area to the rear which is currently used as a bin store.

Basement

Staircase from behind the bar servery leading down to office, spirits store and store room. Also separate beer store with good ceiling height and delivery drop with access via Blagrove Street.

Internal staircase leading to first floor with access from the bar.

First Floor

Two double bedrooms, one single bedroom with door access to the flat roof.

Second Floor

Double bedroom, kitchen/breakfast area, bathroom with separate shower.

Trade

The property is currently occupied by a tenant and trading as a public house with limited trading hours from Thursday to Sunday. The occupier is pursuing other business interests so will vacate at completion hence the sale being "vacant possession".

Our client is the freeholder who has no access to the turnover figures therefore no trade is sold or warranted.



Tenure

Freehold with vacant possession.

The property is also available by way of letting with a guide rent of OIEO £45,000 p.a.. Please contact us for further details.

Business Rates

The property is in an area administered by Reading Borough Council. The property is described in the VOA website as public house and premises and shows a Rateable Value of £23,200 (with effect from 1st April 2023).

Council Tax Band – C

Planning

The property is not listed but is situated within a Conservation Area.

The property is not listed as an Asset of Community Value (ACV).

Services

We understand the premises are connected to all mains services.

Premises Licence

A premises licence prevails, the main licensable activities being:

- Sale by retail of alcohol
 - Monday, Tuesday & Thursday – 10:00am - 00:00
 - Wednesday, Friday, Saturday – 10.00am - 02:00am
 - Sunday - 10:00am - 01:00am

EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Further Information & Viewing

For further information and to arrange a viewing, please contact James Davies at Fleurets London office – 020 7280 4700.

A discreet customer inspection is recommended in the first instance.







For further information please log onto fleurets.com or give James a call.



James Davies

Director & Head of National Agency

📞 07990 573 176

✉️ James.davies@fleurets.com



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📍 **London**
20-22 Bedford Row
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