



JOHNSON FELLOWS

CHARTERED SURVEYORS

Reading, 273 Basingstoke Road, RG2 0HY

Retail Premises – Leasehold



LOCATION

The property is situated on Basingstoke Road at its junction with Buckland Road. The unit is located approximately a two miles south of Reading town centre in a prominent position within a mixed parade of shops, restaurants and residential dwellings and benefits from high passing trade on the busy and well populated B3031 Basingstoke Road.

DESCRIPTION

The premises comprises a single fronted retail unit with a returned frontage, the accommodation comprises consists of an open plan sales area, store, WC and staff facilities.

ACCOMMODATION

Ground Floor	132.5 sq m	1,426 sq ft
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TENURE

The premises are available by way of a new effectively FRI lease.

RENT

£20,000 per annum exclusive

RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value	£11,500
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Interested parties should verify this information with the local rating authority.

EPC

C73

SERVICE CHARGE

On application

TIMING

Possession is available upon completion of legal formalities.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

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