

Investment



FOR SALE – GRADE II LISTED BUILDING

FREEHOLD GUIDE PRICE

£425,000

KEY FACTS

- ☐ Grade II Listed building
- ☐ Parking for 5/6 cars
- ☐ Located in highly attractive village
- ☐ Shop let until 1st September 2021
- ☐ First floor fitted out as two bedroom flat
- ☐ VAT is not payable

Pangbourne - 13 & 13A Reading Road, RG8 7LR

MIXED USE INVESTMENT FOR SALE

RETAIL AREA	SQ FT
Retail Sales Area	783
ITZA	439
Ancillary	66

RATES

Rateable Value

GF - £13,250

FF - £9,700 (for Business Rates)

FIRST FLOOR

Two bedroom flat but would be suitable for an office.

TENANCY (LET TO DAVIS TATE LTD):

The ground floor has been let on a lease that expires in 1st September 2021. The rent is £14,500 p.a. There is a tenant only break due on March 2016, subject to six months' notice. Rent reviews are upward only on 1 September 2017 and 2020. The lease is subject to the security of tenure provisions of the Landlord and Tenant Act 1954. The tenants are Davis Tate Estate Agents Ltd. A credit rating from Graydon rate Davis Tate Ltd as low risk and 4 A excellent.

VIEWINGS

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Transaction • Management • Performance



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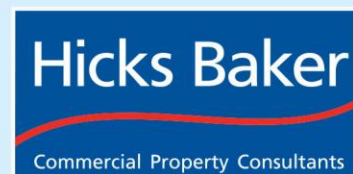
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk

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