



Tenancy and accommodation

Unit No.	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
207a	Ground	Retail/Ancillary	19.42 sq m (209 sq ft)	INDIVIDUAL t/a Haircraft for Men Barber Shop (1)	6 years from 01/04/2018	£5,600	01/04/2021 (31/03/2024) (2)
207	Ground	Retail/Ancillary	49.05 sq m (528 sq ft)	VACANT POSSESSION			
Flat 1	First	Residential	1 bed flat	(-) VACANT POSSESSION			
Flat 2	First	Residential	1 bed flat	(-) INDIVIDUAL	1 year AST from 01/02/2018	£6,600 (3)	(31/01/2019)
Flat 3	Ground	Residential	1 bed flat	(-) VACANT POSSESSION			
Total			68.47 sq m (737 sq ft)			£12,200	

- (1) An individual trading as Haircraft for Men Barber Shop. The business has been trading for over 20 years.
(2) The lease provides a fixed rental increase to £6,000 p.a. on 01/04/2021.
(3) The rent has been annualised.

Key Details

- Prominent location in a popular student area
- Affluent London commuter town
- Fixed rent increase on unit 207a to £6,000 p.a. in 2021
- Nearby occupiers include Co-operative Food, Sprinkles Gelato, Tesco and Lloyds Pharmacy

On behalf of a Major Fund Manager

Location

Miles: 19 miles west of Slough
26 miles south-east of Oxford
40 miles west of London
44 miles east of Swindon

Roads: A329(M), M4, A33

Rail: Reading Train Station

Air: London Heathrow

Situation

Reading is a large, historically important town in Berkshire located some 26 miles south-east of Oxford. It is a popular commuter town to London taking just 22 minutes to Paddington by train. The property is located at Cemetery Junction, 1.5 miles to the east of the town centre and is heavily populated with students living nearby. The property is on the northern side of London Road, with nearby occupiers including Co-operative Food, Sprinkles Gelato, Tesco and Lloyds Pharmacy.

Description

The property is a two storey building comprising two ground floor retail units with one self-contained flat to the rear and two self-contained flats above, accessed via Cumberland Road.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.



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