

Lot 15

£90,000 per annum
exclusive

37 Broad Street, Reading, Berkshire RG1 2AA

Prime Freehold High Street Retail Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	60.20 sq m	(648 sq ft)	TCCT RETAIL	10 years from	£90,000	18/02/2024
First	Ancillary	39.10 sq m	(421 sq ft)	LIMITED (2)	18/02/2019 until		
Second	Ancillary	43.30 sq m	(466 sq ft)	t/a Thomas Cook	17/02/2029 (1) on a full		
Third	Ancillary	31.40 sq m	(338 sq ft)		repairing and insuring lease		
Total		174.00 sq m	(1,873 sq ft)			£90,000	

- (1) The lease is subject to a tenant option to determine on 17th February 2024 subject to 6 months' prior written notice and a break penalty of £22,500 payable to the landlord.
- (2) Thomas Cook became an international travel company in 1841 and is now the world's best known travel company and has over 450 stores across the UK (Source: www.thomascook.com 14/06/2019).



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Key Details

- Let to TCCT Retail Limited t/a Thomas Cook
- New 10 year lease from February 2019 (1)
- Prime location on busy pedestrianised Broad Street
- Important and affluent regional centre
- Nearby occupiers include John Lewis, Primark, Marks & Spencer, Sainsbury's, WHSmith, Boots the Chemist, GAP and Thorntons

On Behalf of a Major Fund

Location

Miles: 8 miles south-west of Henley-on-Thames
25 miles south-east of Oxford
40 miles west of Central London

Roads: A33, A329(M), A404(M), M4

Rail: Reading

Air: London Heathrow

Situation

Reading is a popular regional retailing destination and major commercial and administrative centre for the Thames Valley region. The town benefits from excellent transport links by road, being easily accessed via Junctions 10, 11 and 12 of the M4 motorway, by rail and by air, being some 29 miles west of Heathrow Airport. The property is situated on the northern side of Broad Street, in a prime retailing location with nearby occupiers including John Lewis, Primark, Marks & Spencer, Sainsbury's, WHSmith, Boots the Chemist, GAP and Thomtons.

Description

The property comprises a four storey building arranged as a ground floor shop with ancillary accommodation on the first floor. The second and third floors are unused by the tenant.

Tenure

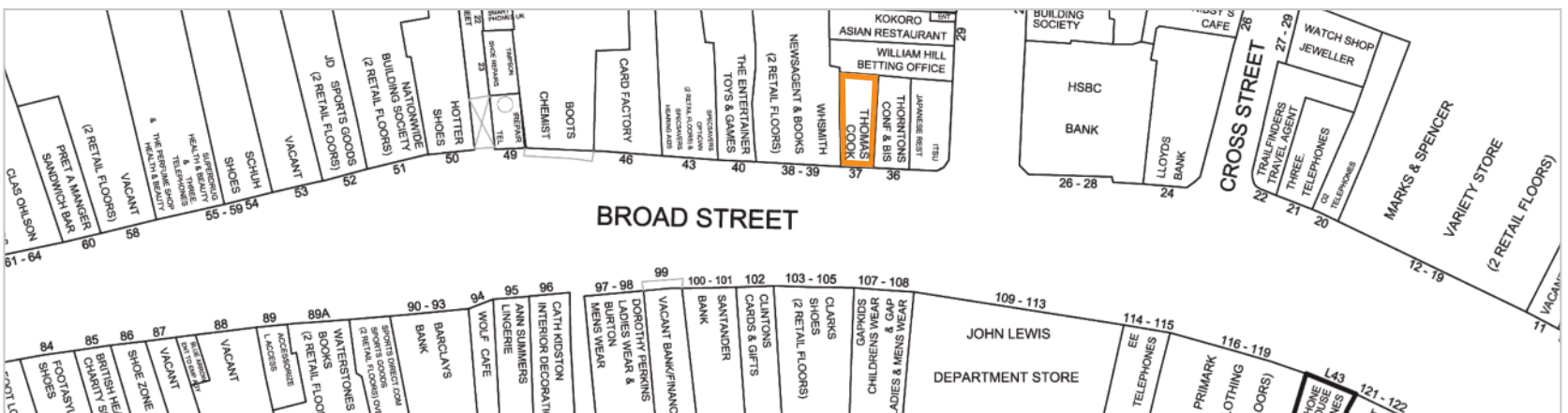
Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Band C. See legal pack at acuitus.co.uk



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