

# Lot 18

Vacant Possession

## 88 Broad Street, Reading, Berkshire RG1 2AP Freehold Retail Opportunity



### Key Details

- Pedestrianised town centre location
- Crossrail town. Reading to Bond Street in 54 minutes
- 100 metres from John Lewis and Primark
- Other neighbouring occupiers include Boots the Chemist, Waterstones, Sports direct, Pret a Manger, Barclays and Santander

### 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 Railway Station

**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 south side of the busy pedestrianised Broad Street, in a popular retailing location with nearby occupiers including John Lewis, Primark, Marks & Spencer, Boots the Chemist, Sports direct, Pret a Manger, Barclays and Santander.

#### Description

The property comprises ground floor retail accommodation with first and second floor ancillary accommodation. The property has historically been used in conjunction with the adjoining unit and some of the party wall has been partially removed.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

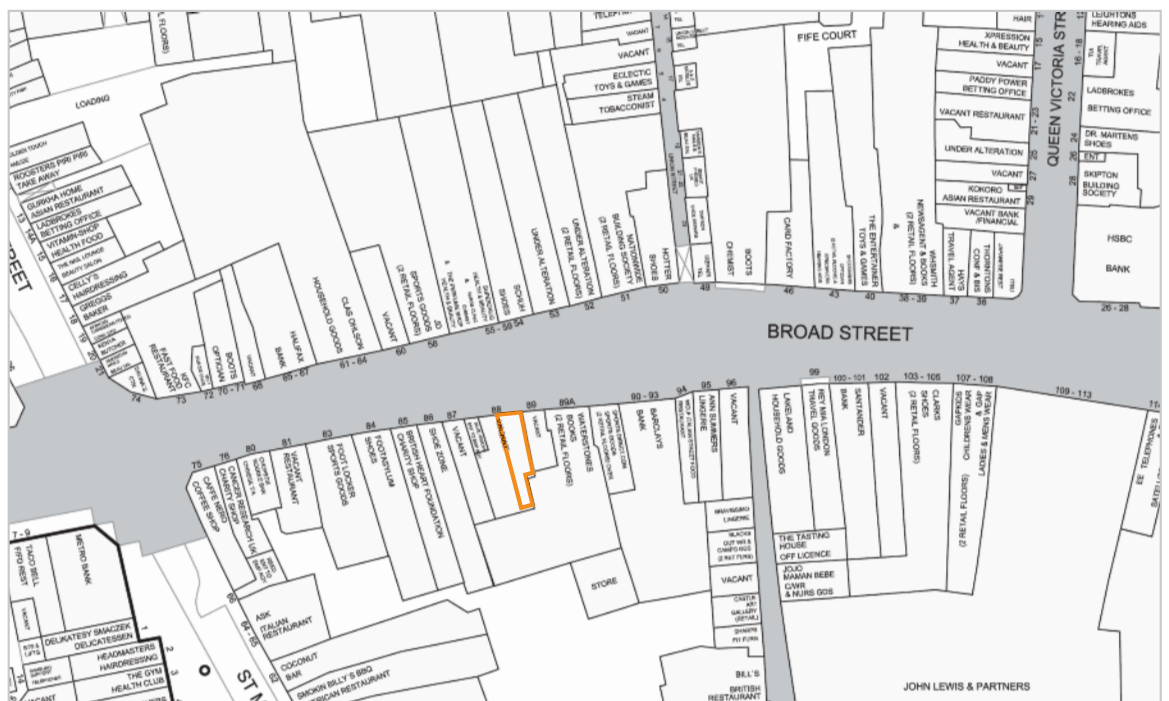
#### Six Week Completion

#### Energy Performance Certificate

Band D. See legal pack.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant
Ground	Retail	113.70 sq m (1,224 sq ft)	VACANT POSSESSION
First	Ancillary	41.20 sq m (443 sq ft)	
Second	Ancillary	42.50 sq m (457 sq ft)	
<b>Total</b>		<b>197.40 sq m (2,124 sq ft)</b>	



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