

Lot 34

Vacant Possession

Ground & Lower Ground Floor, Abbey Mill House, Abbey Square, Reading, Berkshire RG1 3BE

Vacant Retail/Restaurant Opportunity



Key Details

- Located close to the Railway station and town centre
- May benefit from a change of use (subject to consents)
- 504.91 sq m (5,435 sq ft) of accommodation
- Nearby occupiers include Subway, Ryman, Carluccio's, Tesco Express and Costa Coffee

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

The property is located in a predominantly commercial and residential area on the south side of Abbey square, approximately 500 metres from Reading Railway Station and 400 metres from the town centre. Nearby occupiers include Subway, Ryman, Carluccio's, Tesco Express and Costa Coffee.

Description

The property comprises retail/restaurant accommodation on the ground and lower ground floor of a larger building. The accommodation is currently fitted out to a shell specification with no lift or staircase linking the two floors. However, there is a lift shaft and by installing an internal staircase the two floors are capable of being connected. Whilst residential accommodation sits immediately above, the unit also forms part of the larger Blade Office development area (www.thebladereading.com).

The property, benefiting from views to the rear across a small terrace area adjoining a river, may be suitable for several different uses including restaurant, café, gym or office (subject to consents) and is capable of further subdivision

Tenure

Long Leasehold. Held for 125 years from 9th July 2009 at a peppercorn rent.

VAT

VAT is applicable to this lot.

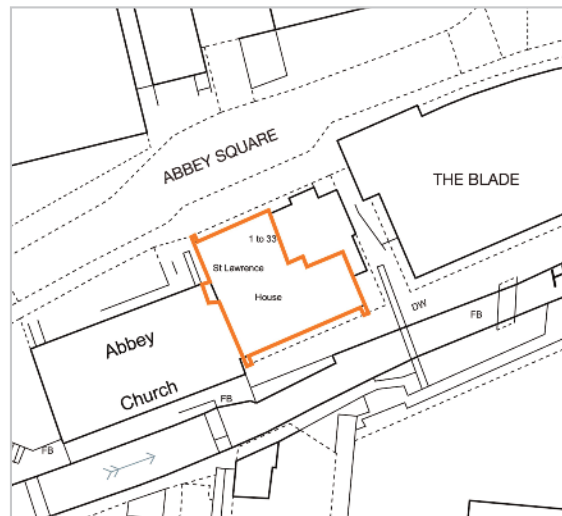
Tenancy and accommodation

Floor	Use	Gross Internal Floor Areas (Approx)		Tenant
Ground	Retail/A3	209.95 sq m	(2,260 sq ft)	VACANT POSSESSION
Lower Ground	Retail/A3	294.96 sq m	(3,175 sq ft)	
Total		504.91 sq m	(5,435 sq ft)	

Six Week Completion

Energy Performance Certificate

Band D. See legal pack.



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