

CLASS E OPPORTUNITY

READING

12-16 STATION ROAD



Description

Located in the heart of Reading's leisure pitch, this former bar is c 100m from the Station, has outside space at the rear, its fitted and comes with a 3am license, 7 days a week. Nearby occupiers include **Pitcher & Piano**, **Wendys**, **Black Sheep Coffee**, **Wild Lime** and **Malmaison**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged on ground and basement floors, having the following approximate accommodation:

Ground Floor	7,365 sq. ft.	(684.23 sq. m)
Basement	1,500 sq. ft.	(139.35 sq. m)
TOTAL	8,865 sq. ft.	(823,58 sq. m)

Lease

The premises are available on a new lease effectively FRI lease for a term of years to be agreed.

Rent

£190,000

per annum exclusive.

Service Charge

The service charge of the current financial year is approximately £10,000 per annum.

Subject to Contract

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£155,000
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of B. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

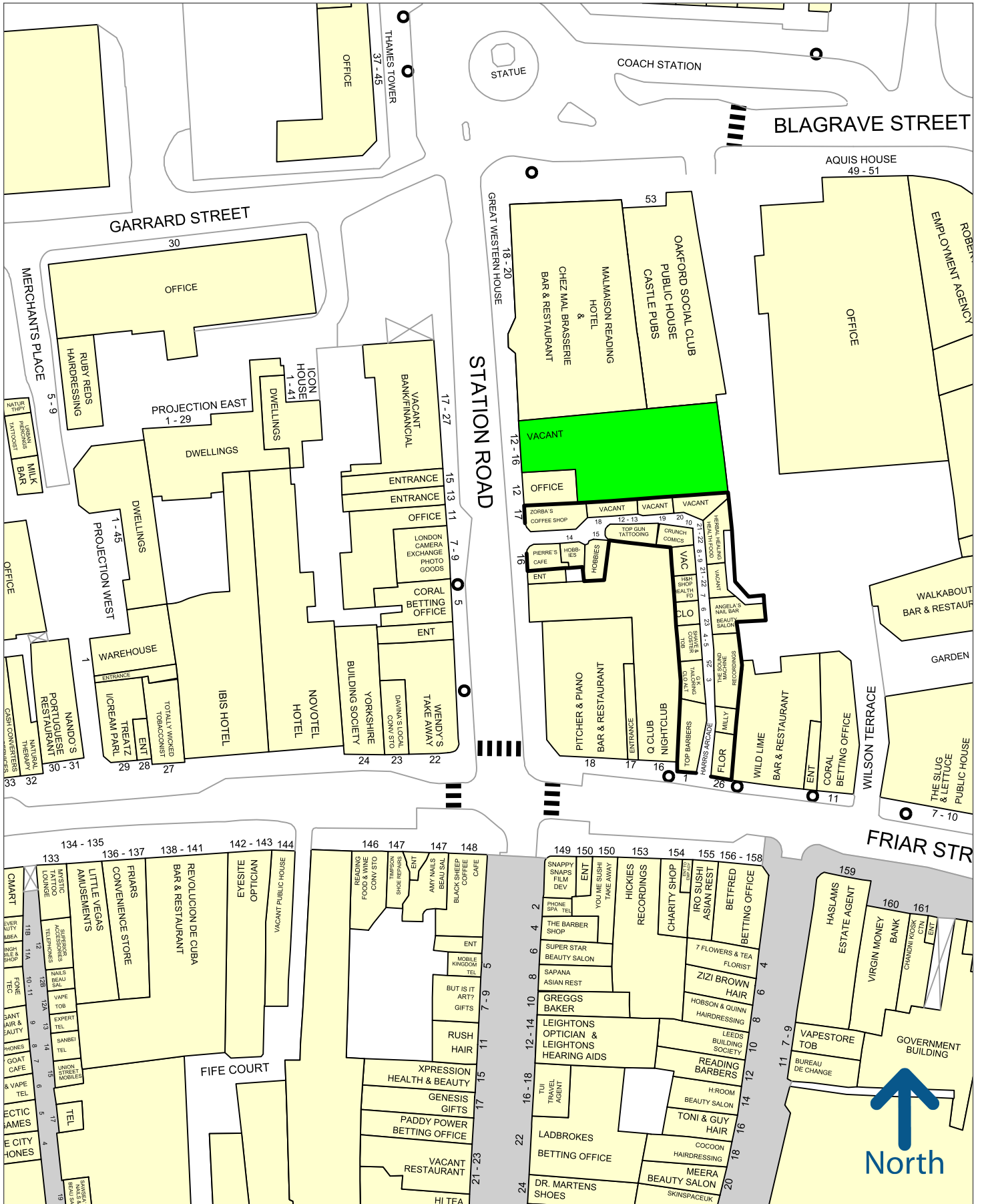
Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

Matt Beardall **07912 746923**
adam.bindman@greenpartners.co.uk

Or, Hicks Baker, contacting:

Fiona Brownfoot **0118 955 7083**
f.brownfoot@hicksbaker.com



50 metres

Experian Goad Plan Created: 18/04/2024
Created By: Green and Partners



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