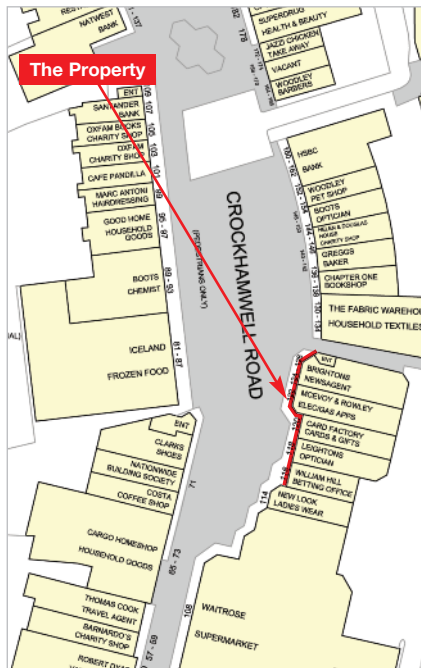


**Reading**  
**116/128**  
**Crockhamwell Road**  
**Woodley**  
**Berkshire**  
**RG5 3JH**

- **Freehold Shop and Office Investment and Development Opportunity**
- Comprising an unbroken parade of five shops with self-contained offices above of 5,671 sq ft in total
- Town centre location close to Waitrose and Iceland
- Historic consent to convert upper floors to eight flats – lapsed
- Let to tenants including William Hill Organization Ltd, Leightons Holdings Ltd and Sportswift Ltd
- No VAT applicable
- Current Rent Reserved

**£252,865 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Woodley is a busy and popular suburb of Reading, located 2 miles east of the town centre and situated at the beginning of the A329(M) which links to Junction 10 of the M4 Motorway. The property is located in a busy neighbourhood area where there are two schools and a library, some 3½ miles east of Reading town centre. Occupiers close by include Waitrose, New Look (adjacent), Iceland, Thomas Cook, Boots the Chemist, Greggs, HSBC, Lidl, Barclays and Domino's, amongst many others.

**Description**  
This substantial property is arranged on ground and one upper floor to provide an unbroken parade of five ground floor shops. The first floor provides six self-contained office suites accessed from a controlled entrance from Crockhamwell Road. The office suites are arranged each side of the common corridor and benefit from double glazing, perimeter trunking and suspended ceilings. Shop 122 is being refitted by the tenants. There is a yard to the rear.

**Planning (1)**  
Consent (Ref: 130416) was granted in 2013 for change of the upper floors to eight flats (now lapsed).  
Website: <http://planning.wokingham.gov.uk>

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsoy.co.uk](http://www.allsoy.co.uk)

**Energy Performance Certificate**  
For EPC Rating please see website.





No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/Reversion
116	William Hill Organization Ltd (1)	Ground Floor	58.25 sq m	(627 sq ft)	15 years from 05.04.2007 Rent review every 5th year FR & I	£42,500 p.a.	Reversion 2022
118	Leightons Holdings Limited (2)	Ground Floor	64.57 sq m	(695 sq ft)	10 years from 25.03.2008 Rent review every 5th year FR & I	£46,900 p.a.	Reversion 2018
120	Sportswift Limited (3)	Ground Floor	64.84 sq m	(698 sq ft)	10 years from 28.10.2015 Rent review every 5th year FR & I	£45,000 p.a.	Rent Review 2020
122	McEvoy and Rowley Services (Unit currently being refitted)	Ground Floor	70.88 sq m	(763 sq ft)	10 years from 24.06.2013 Rent review every 5th year Tenant break option 23.06.2018 FR & I	£45,000 p.a.	Rent Review 2018
124/128	Brighton Newsagents Limited (4) (5)	Ground Floor	65.59 sq m	(706 sq ft)	10 years from 25.03.2008 Rent review every 5th year FR & I	£47,650 p.a.	Reversion 2018
Suite 1 Cockayne House	Vacant	First Floor	84.63 sq m	(911 sq ft)			
Suite 2 Cockayne House	Architectural Profiles Limited	First Floor	124.30 sq m	(1,338 sq ft)	3 years from 16.06.2019 Landlord only break clause 22.02.2019 FR & I	£13,500 p.a.	Reversion 2022
Suite 3 Cockayne House	Vacant	First Floor	102.56 sq m	(1,104 sq ft)			
Suite 4 Cockayne House	Vacant	First Floor	80.08 sq m	(862 sq ft)			
Suite 5 Cockayne House	Vacant	First Floor	58.99 sq m	(635 sq ft)			
Suite 6 Cockayne House	Dr Richard Gray	First Floor	76.27 sq m	(821 sq ft)	2 years from 06.06.2017 Tenant break option 06.06.2018 FR & I	£12,315 p.a.	Reversion 2019
<b>Subtotal Offices</b>			<b>526.83 sq m</b>	<b>(5,671 sq ft)</b>			
<b>Total</b>			<b>850.96 sq m</b>	<b>(9,160 sq ft)</b>	<b>Total £252,865 p.a.</b>		

NB. Areas provided by the Vendor.

(1) For the year ended 27th December 2016, William Hill Organization Ltd reported a turnover of £879m, a pre-tax profit of £223.5m, shareholders' funds of £134.3m and a net worth of £-710m. (Source: Experian 10.01.2018.)

(2) For the year ended 31st December 2016, Leightons Holdings Limited reported a turnover of £20.798m, a pre-tax profit of £810.539, shareholders' funds of £1.193m and a net worth of £582,277. (Source: Experian 10.01.2018.)

(3) For the year ended 31st January 2017, Sportswift Ltd reported a turnover of £379.5m, a pre-tax profit of £81.7m, shareholders' funds of £63.661m and a net worth of £75.017m. (Source: Experian 10.01.2018.)

(4) For the year ended 30th April 2018, Brighton Newsagents Limited did not report a turnover or pre-tax profit, but reported shareholders' funds of £192,326 and a net worth of £46,973. (Source: Experian 10.01.2018.)

(5) Section 25 Notice served by Landlord at £47,650 per annum for a new 10 year lease.