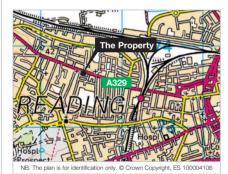
Reading 537-541 Oxford Road, Berkshire RG30 1HJ

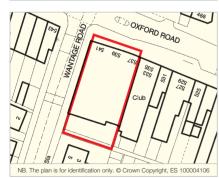
- A Freehold Mixed Use End of Terrace Building arranged to provide a Ground Floor Retail Unit together with Nine Self-Contained Flats above (5 x One Bedroom and 4 x Two Bedroom)
- Retail Unit let until 2026
- Each Flat subject to an Assured Shorthold Tenancy
- Advertising Hoarding let on terms unknown
- Car parking to the rear
- Total Current Rent Reserved

£145,980 per annum

Plus Advertising Hoarding







INVESTMENT - Freehold Building



Tenure

Freehold.

Location

The property is situated on the south side of Oxford Road, at its junction with Wantage Road. Oxford Road provides direct access to Reading town centre approximately 1.5 miles to the east and to the M4 Motorway via the A33. Reading town centre offers a variety of shops, restaurants and bars together with The Oracle Shopping Centre. Reading Rail Station is in the city centre and provides direct trains to London Paddington with journey times of 26 minutes.

Description

The property comprises an end of terrace building occupying a position within an established parade of shops, arranged over ground and two upper floors. The property is arranged to provide a ground floor retail unit with nine self-contained flats above (5 x one bedroom and 4 x two bedroom) together with an advertising hoarding. To the rear there are four unmarked car parking spaces.

Accommodation and Tenancies

The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was obtained from a Valuation Report.

NB. We are informed that the owner has carried out significant refurbishment and reconfiguration work to the residential upper parts.

VAT

VAT is applicable to this lot.

Floor	Unit	Accommodation	Terms of Tenancy	Current Rent
Ground Floor	Retail	380 sq m (4,090 sq ft)	Let to an individual (t/a Reading Zabka Supermarket) for a term of 15 years from 17th June 2011. There is a mutual break clause upon 1 month's written notice. The lease is contracted out of the security and tenure provisions of the Landlord and Tenant Act 1954	£48,000 p.a.
First Floor	Flat 1	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 15th June 2017	£925 p.c.m.
	Flat 2	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st July 2017	£800 p.c.m.
	Flat 3	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 19th July 2017	£800 p.c.m.
	Flat 4	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 15th July 2017	£815 p.c.m.
	Flat 5	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 15th June 2017	£1,100 p.c.m.
Second Floor	Flat 6	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 15th June 2017	£1,000 p.c.m.
	Flat 7	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st July 2017	£975 p.c.m.
	Flat 8	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 31st May 2017	£800 p.c.m.
	Flat 9	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 25th June 2017	£950 p.c.m.
	Advertising Hoarding		Let to JC Decaux on terms unknown	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000 COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.