

Reading

Former Little Chef Basingstoke Road Whitley Berkshire RG2 0TA

- **Freehold Roadside Site**
- Presently provides a former restaurant of 2,147 sq ft with 34 car spaces
- Comprises 0.28 hectares (0.71 acres)
- Main road location adjacent to a Shell Filling Station

Vacant Possession



Tenure

Freehold.

Location

Reading, located some 40 miles west of Central London and with a population approaching 200,000, is the major commercial and administrative centre for the prosperous Thames Valley. Communications are excellent with the A329(M) providing direct access to the M4 and the National Motorway Network. The property is situated to the south of the City Centre, near the junction with the A33 which connects to Junction 11 of the M4 within a mile. The site is bounded by residential on two sides, the petrol station and Basingstoke Road.

Description

The property comprises a site with a vacant restaurant premises with provision for 34 car spaces on site. The site benefits from access to Basingstoke Road via the adjacent site.

The property provides the following accommodation and dimensions:

Site Area: 0.28 Hectares (0.71 Acres).

Tenancy

The site is offered with VACANT POSSESSION on completion.

Development

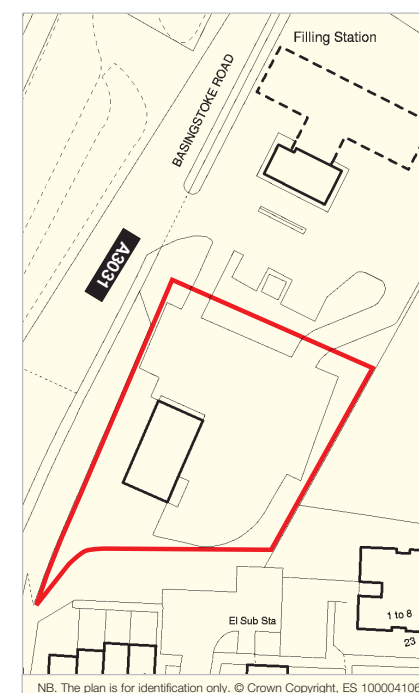
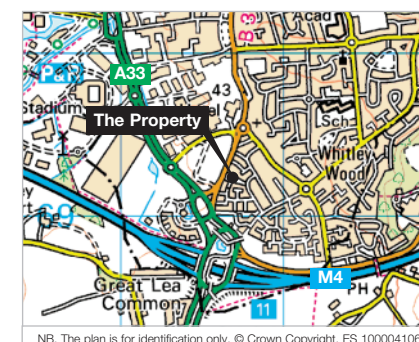
The site offers potential for redevelopment, potentially with the land to the rear which is owned by The Council, subject to obtaining the necessary consents.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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