

Reading

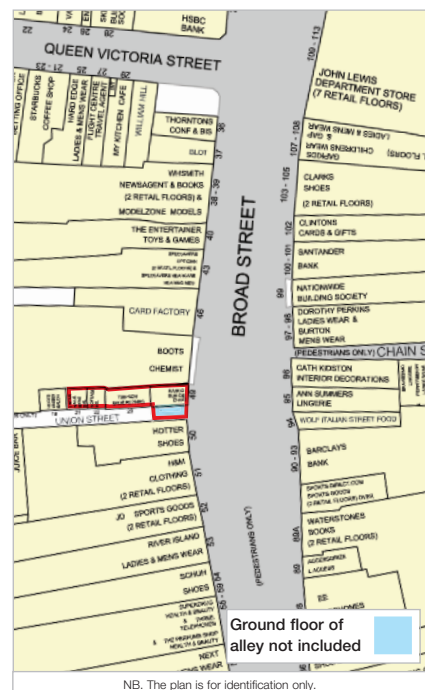
49 Broad Street and 21-25 Union Street Berkshire RG1 2AA

- Well Located Freehold Shop Investments
- Comprising four self-contained shops
- Excellent town centre position adjoining Boots, close to John Lewis and approximately 500m from Reading Station
- Total Current Rents Reserved
£119,500 pa
Rising to £120,500 in December 2016

On behalf of Insolvency Practitioners

Deloitte.

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold and Unmerged Long Leasehold.

Location

Reading is located approximately 40 miles west of Central London, and is the major commercial and administrative centre for the prosperous Thames Valley. Commercial links are excellent, with junctions 10, 11 and 12 of the M4 Motorway all nearby and regular rail services to London Paddington. The property occupies an excellent corner position at the junction of the pedestrianised Broad Street and Union Street in the heart of Reading town centre. Reading Rail Station and Bus Station are both within 0.2 miles to the north of the property. Occupiers close by include Boots Chemist (adjacent), Cath Kidston, Ann Summers, Dorothy Perkins and H&M (all opposite), as well as Barclays, River Island, EE, Santander, WH Smith, HSBC and a major John Lewis department store arranged over 7 retail floors.

Description

The property is arranged on basement, ground and two upper floors to provide four self-contained ground floor shops. No 49 benefits from basement storage. No.21 and No. 22 Union Street benefit from first floor storage accommodation and No. 25 from first and second floor storage, having separate self-contained access from Union Street.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
49 Broad Street	Kanoo Travel Ltd (sublet) (1)	Gross Frontage 4.18 m Shop Depth 10.27 m Built Depth 10.27 m Basement 25.07 sq m Ground Floor 37.51 sq m	(13' 8") (33' 8") (33' 8") (270 sq ft) (404 sq ft)	10 years from 01.03.2013 Rent review 2018 (2) FR & I subject to schedule of condition	£55,000 p.a. Rent Review 2018
21 Union Street	Mr V T Bui (t/a Five Star Nails)	Gross Frontage 5.14 m Ground Floor 18.05 sq m First Floor 12.50 sq m	(16' 10") (194 sq ft) (135 sq ft)	10 years from 20.11.2014 Rent review in 2019 FR & I	£15,500 p.a. Rent Review 2019
22 Union Street	K Alvi Trading Ltd (t/a Softage)	Gross Frontage 4.90 m Ground Floor 17.64 sq m First Floor 13.41 sq m	(16' 1") (190 sq ft) (144 sq ft)	10 years from 19.12.2014 Rent review in 2019 (4) FR & I	£23,000 p.a. Fixed increase to £24,000 p.a. in December 2016
Ground, First & Second Floors 25 Union Street	Timpson Ltd (3)	Gross Frontage 6.60 m Ground Floor 30.67 sq m First Floor (5) 25.37 sq m Second Floor 43.57 sq m	(21' 8") (330 sq ft) (273 sq ft) (469 sq ft)	10 years from 12.02.2007 FR & I	£26,000 p.a. Reversion 2017

- (1) The property has been sublet to Phone Fresh UK Ltd until 31st October 2017 at a rent of £55,500 per annum.
- (2) There is a tenant's option to determine the lease on 28th February 2018 on Tenant's notice
- (3) Timpson have been established since 1865 and is the UK's leading retail service provider. Website Address: www.timpson.co.uk
For year end 27th September 2014 the lessee reported a turnover of £120m, a post-tax profit of £6.2m, shareholders' funds of £51m and a net worth of £50.65m.
- (4) There is a landlord's option to determine the lease on 18th December 2019.
- (5) Part of the first floor has not been inspected.

Total £119,500 p.a.

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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