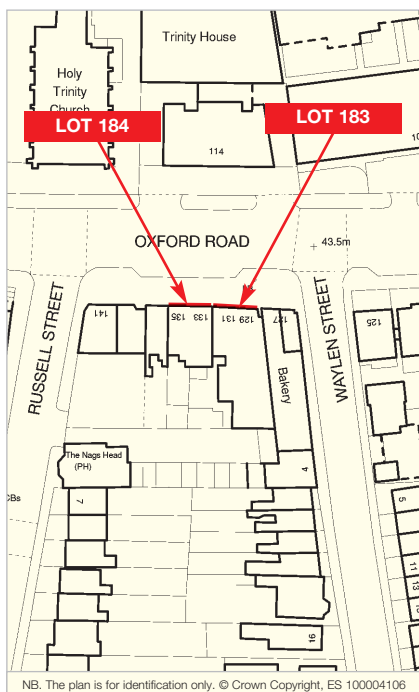


Reading **129/135 Oxford Road** **Berkshire** **RG1 7UU**

- **Virtual Freehold Shop Investment**
- To be offered as two lots
- Prominent trading position
- On busy stretch of Oxford Road
- Current leases expiring from 2035
- Rent Review from 2020
- Total Current Gross Rents Reserved
£60,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. To be held for a term of 999 years from the date of completion at a fixed peppercorn ground rent per annum.

Location

Reading is a busy commercial and administrative centre located some 35 miles to the west of Central London, with excellent road access via the M4 (Junction 10).

The property is situated on the south side of Oxford Road between Russell Street and Waylen Street. Main town centre shopping facilities are accessible along Broad Street along with Oracle Shopping Centre approximately 400 metres to the east. Occupiers close by include Richer Sounds, Ladbrokes, Leighton Opticians, Spar and a variety of local traders.

Description

The properties are arranged on basement and ground floors to provide two shop units with ancillary accommodation in the basement. The properties form part of a larger building not included.

VAT

VAT is not applicable to these lots.

Documents

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

Energy Performance Certificate

For EPC Ratings please see website.

Viewings

There will be a block viewing held prior to the auction.

If you would like to attend you must register with us in advance.

Please email viewings@alltop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lots 183-184 Reading**.

Lot No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
183 129-131	Mr R Yogarajah	Basement 76.64 sq m (825 sq ft) Ground Floor 272.34 sq m (2,932 sq ft) Subtotal 348.98 sq m (3,757 sq ft)	20 years from September 2015 Rent review every 5th year FR & I	£35,000 p.a.	Rent Review 2020
184 133-135	HA Ditta and Sons Ltd	Basement 64.10 sq m (690 sq ft) Ground Floor 128.20 sq m (1,380 sq ft) Subtotal 192.30 sq m (2,070 sq ft)	20 years from September 2015 Rent review every 5th year FR & I	£25,000 p.a.	Rent Review 2020

Total lots 183 & 184 £60,000 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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