

Reading 8 Bridge Street Caversham Berkshire RG4 8AA

- **Freehold Shop and Residential Investment**
- **Prominent location on busy Bridge Street**
- **Comprises shop and self-contained flat**
- **Shop let on a new 5 year lease**
- **Total Current Rents Reserved**
£21,160 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Reading, located some 40 miles west of central London and with a population of approximately 200,000, is the major commercial and administrative centre for the prosperous Thames Valley. Caversham, a Reading suburb, is located immediately north of Reading town centre across Caversham Bridge on the northern banks of the River Thames. The property is situated fronting the west side of Bridge Street, opposite its junction with Promenade Road. Occupiers close by include NatWest, Lloyds and Barclays banks, together with a number of estate agents and local traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop presently trading as a tattoo parlour together with a self-contained maisonette on the two upper floors, which is accessed from the front.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
8	Absolute UK Tattooing Limited	Gross Frontage (inc ent) 5.00 m (16' 5") Net Frontage 2.90 m (9' 6") Shop Depth 5.77 m (18' 11") Built Depth 17.32 m (56' 10")	5 years from 12.09.2016	£10,000 p.a.	Reversion 2021
8A	Individual	First Floor – Two Rooms, Kitchen Second Floor – Room, Bathroom	12 month Assured Shorthold Tenancy from 22.12.2015	£11,160 p.a.	Reversion 2016

NB. The flat was not inspected by Allsop. Accommodation details provided by vendor.

Total £21,160 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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