

FOR SALE/TO LET

**SELF CONTAINED OFFICE BUILDING
APPROX. 1,329 SQ.FT. (Including basement
storage)**

**Possible alternative uses subject to planning
permission**



104 LONDON STREET, READING RG1 4SJ

DESCRIPTION

The property is a mid terrace building of brick elevations under a pitched tiled roof. Internally the accommodation is arranged on ground, first and second floors and has the benefit of basement storage and on site parking to the rear.

At present there is a separated area to the rear of the ground floor which could easily be re-incorporated into the main building.

LOCATION

London Street is situated just south of Reading Town Centre less than 10 minutes walk to Reading Station and within easy walking distance of the Oracle Shopping centre. The property is prominently positioned just off the town's inner distribution road which in turn provides immediate access to the M4 at junction 10 (via Kings Road) and junction 11 via the A33.

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ACCOMMODATION

Basement & Storage	142 sq.ft.
Ground Floor	457 sq.ft.
First floor	367 sq.ft.
Second floor	363 sq.ft.
Total:	1,329 sq.ft.

LEASEHOLD

The property is available on the basis of a new full repairing lease for a term to be agreed.

RENT

£15 per sq.ft.

LONG LEASEHOLD INTEREST

The long leasehold interest is available on the basis of the residue of 125 year lease from the St. Giles Church Lands Charity. The lease commenced on the 12 July 1995 and has 102 years unexpired. The lease contains a rent review clause which provides the payment to the Wardens of St. Giles of £2900 per annum or 20% of the rent passing per annum or 20% of the open market rent whichever is the greater.

PRICE

£295,000 (Two hundred and ninety-five thousand pounds).

RATEABLE VALUE

Interested parties are advised to make their own enquiries with Reading Borough Council.

LEGAL COSTS

Each party is to pay their own legal costs in this matter.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole agents:

Contact- Shaun Walters on DL: 0118 9023933, or 07764 230561, Email swalters@parkinsonholt.com