



7 West Street, Reading, RG1 1TT

SUMMARY

Ground floor lock up shop

Commercial retail unit

Electric shutters

Suitable for variable businesses (STP)

Affluent commuter town

Premium £80,000

Approximately 1100sqft of total area

DESCRIPTION

The property comprises two floors split over a ground floor retail shop and a basement currently used as storage. The property forms part of a busy parade of shops on one of the principal town centre shopping streets.

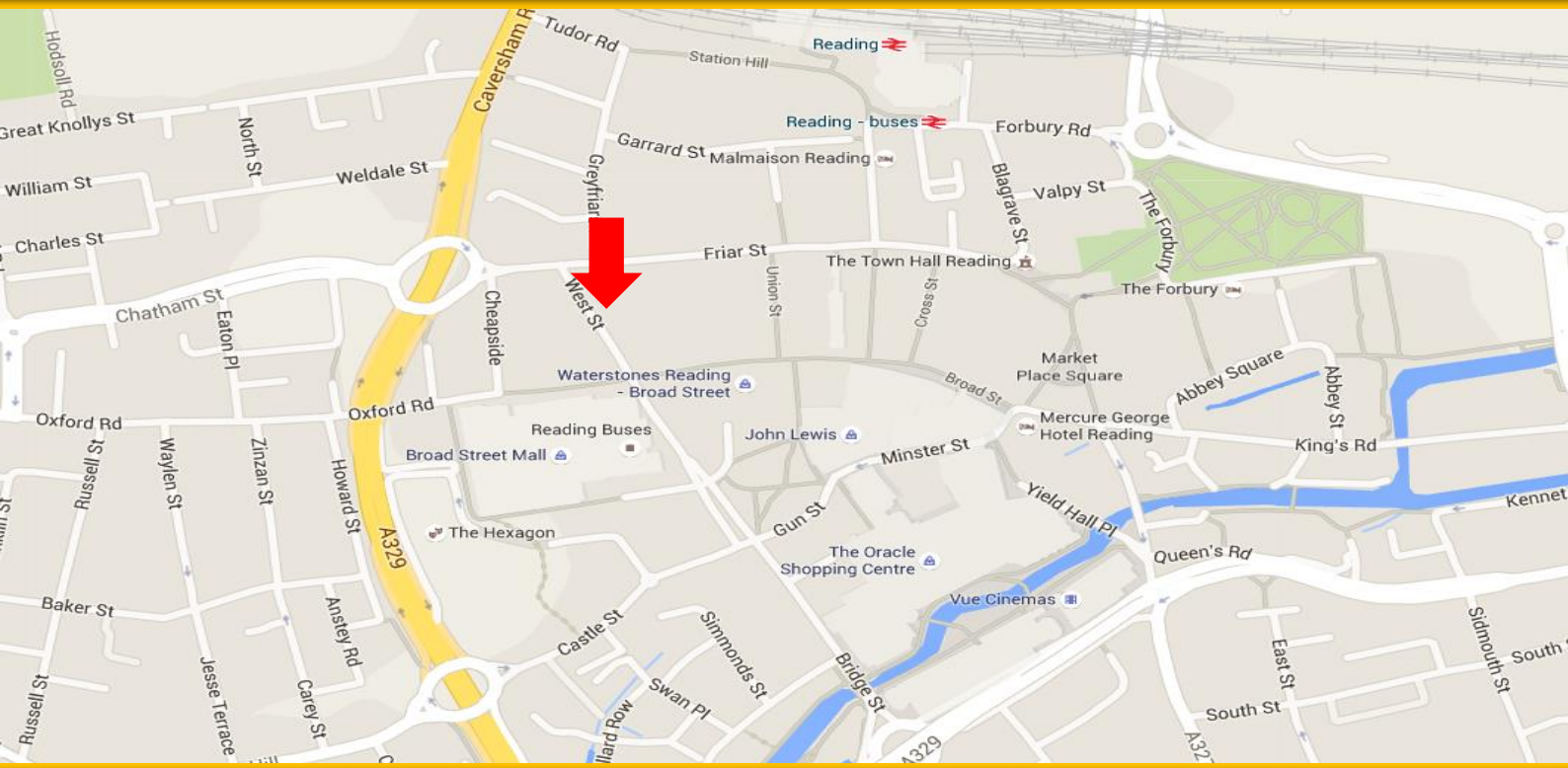
The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Area	60.6	652.1
Basement	Internal storage	37.2	400.3
	TOTAL	97.8 sqm	1052.4 sqft

LOCATION

The premise is in an enviable location at the heart of Reading's retail hub. A short walk will get you to Reading's Broad Street within a minute. Reading is particularly well connected. By rail, London is as little as 25 minutes away with up to five express trains departing every hour from Reading's ultra-modern station. By road, the nearby M4 provides quick access to the entire motorway network, while the neighbouring Heathrow Airport, swiftly accessible by both rail and road.

Occupiers nearby include Primark, Greggs, Sam 99P, Vodafone, Halifax, Superdrug and KFC, amongst others. There is also a selection of independent retailers, café and restaurants.



TENURE

Rental £35,000 per annum

Premium £90,000

BUSINESS RATES

Rateable Value £16, 000

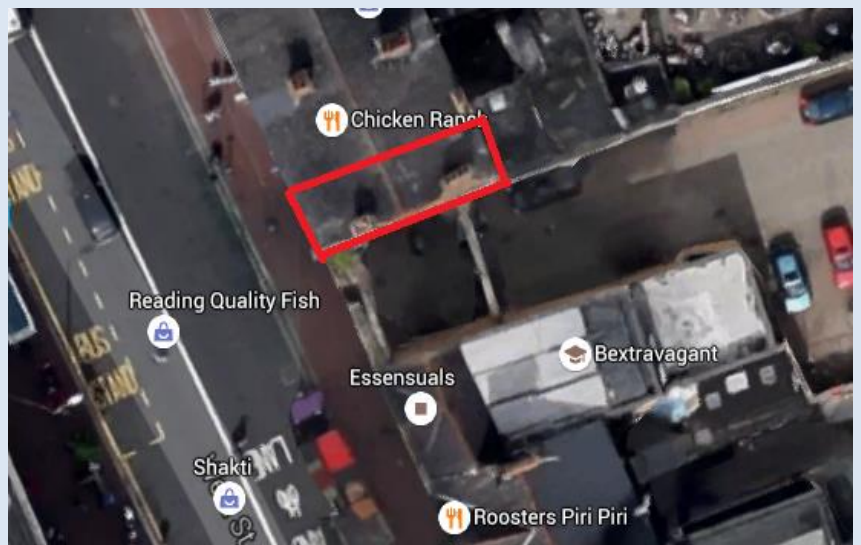
Rates Payable Approx. £7,500

Interested parties are advised to confirm the rating liability with the Local Authority on 0118 937 3727.

VAT

To be confirmed

Monarch Commercial on their own behalf and on behalf of the Owner/Landlord of this property whose agents, gives notice that this document does not constitute any form of contract for sale or lease. Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement.



VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Gaurav Sarna - 0208 569 8500
E-mail: gaurav@monarchcommercial.co.uk

Ankur Lakhapal - 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk