

**TO LET**  
**HIGH PROFILE RETAIL UNIT WITH PARKING**  
**767ft<sup>2</sup> (71m<sup>2</sup>)**



**GROUND FLOOR RETAIL UNIT**  
**81 LONDON STREET**  
**READING**  
**BERKSHIRE**  
**RG1 4QA**

NOTE: Dunster & Morton for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Dunster & Morton or the vendor. (3) None of these statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither Dunster & Morton nor any person in their employment has authority to make or give any representation or warranty whatever in relation to this property.



## LOCATION

London Street is a popular retail location, situated close to Reading town centre and only a short walk from the Oracle Shopping and Leisure Centre. The property is prominently located in an area popular with both retailers and office occupiers.

## DESCRIPTION

81 London Street comprises a Grade II Listed period property. The ground floor retail unit comprises a period shop front window, with an open plan retail area with separate male and female WC facilities and a kitchenette at the rear. The remainder of the property is given to office premises which are accessed by way of a separate access from London Street.

The property comprises a ground floor retail area of 767ft<sup>2</sup> (71.25m<sup>2</sup>) and benefits from a single parking space to the rear.

## LEASE TERMS

The property is available by way of a new lease direct with the landlords on terms to be agreed, to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954,

## RENT

£15,000 per annum.

## BUSINESS RATES

The business rates for the property have yet to be assessed. Interested parties should make their own enquiries directly with Reading Borough Council Business Rates Department on 0118 9390900.

## VAT

VAT is not payable in respect of this property.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

## VIEWINGS

Strictly by appointment through the Sole Marketing Agents:- Dunster and Morton



info@dunsterandmorton.co.uk



July 2015

SUBJECT TO CONTRACT