



**SITUATION**

Occupying a prominent trading position opposite **Richer Sounds** on this busy stretch of Oxford Road just a short distance from the Town centre shopping facilities on Broad Street and Minster Street. Reading is a busy commercial and administrative centre located some 35 miles west of Central London with excellent road access via the M4 (J10).

**PROPERTY**

A large terraced property comprising **2 Ground Floor Double Shops with Basements** plus separate front access to **2 Self-Contained Flats** and rear access via a secure gated yard to **7 Self-Contained Flats** on two upper floors. In addition, there is ample rear parking.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 129-131 (Ground Floor Double Shop and Basement)	Gross Frontage 27'5" Internal Width 25'3" Shop and Built Depth 86'3" Sales Area Approx 2,335 sq ft Store/Office Area Approx 90 sq ft WC Basement (incl 2 Walk in Freezers) Area Approx 825 sq ft	<b>Kanagaratnam Kanendran and Yogarajah Rajmohan (Supermarket t/a Best Foods)</b>	25 years from 29th September 1989	£25,500	Effectively FRI
Nos. 133-135 (Ground Floor Double Shop and Basement)	Gross Frontage 32'10" Internal Width 30'4" Shop and Built Depth 47'4" Sales Area Approx 1,380 sq ft WC Basement Area Approx 690 sq ft	<b>H A Ditta &amp; Sons Limited (Mini Market t/a Adam Superstore)</b>	25 years from 29th September 1989	£23,250	Effectively FRI
First and Second Floor Flats (9 Flats)	8 x 1 Bed, Living/Kitchen, Bathroom/WC 1 x Studio Room incl Kitchen, Bathroom/WC	<b>VACANT</b>			

**TOTAL £48,750 plus 9 Vacant Flats**

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The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

**VENDOR'S SOLICITORS**  
Pinsent Masons - Tel: 0121 623 8639  
Ref: T. Eastwood Esq - Email: tom.eastwood@pinsentmasons.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts