



SITUATION

Occupying a prominent trading position close to the junction with Christchurch Road in the University area of Reading amongst a host of takeaways and local traders. Reading is an extremely busy commercial and administrative centre located some 35 miles west of Central London and easily accessible via the M4 (J11) and the A33.

PROPERTY

An impressive **Ground Floor Triple Restaurant** with **2 Self Contained Flats** above. One flat has a separate front entrance and one has a separate entrance from the rear although both can also be accessed through the restaurant. The property also benefits from a rear yard with three outbuildings and an external WC.

ACCOMMODATION

Ground Floor Restaurant

- Gross Frontage 54'
- Net Frontage 53'2" (max)
- Built Depth 42'8" (max)
- ITZA 1,345 Units
- Rear Shed Area Approx 335 sq.ft
- 2 WCs

First Floor – Flat A

3 Rooms, Bathroom/WC

First Floor – Flat B

5 Rooms, Kitchen, Bathroom/WC, Separate WC

£43,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to Stupta Ltd (with 2 Guarantors) as a restaurant/takeaway for a term of 35 years from 10th August 1999 (**See Note 1**) at a current rent of **£43,000 per annum** exclusive.

Rent Reviews 2014 and 5 yearly

Note 1: The current lease expires in August 2019 and a reversionary lease has been entered into running from 10th August 2019 until 9th August 2034.

Note 2: There is a rent deposit held of £20,000



VENDOR'S SOLICITORS
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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 £250 (including VAT) upon exchange of contracts