



## SITUATION

Occupying a prominent trading position in this retail parade, adjacent to **Coral**, amongst a host of local traders and less than 350 yards from **Lidl**, **McDonald's** and Reading West Rail Station.

Reading is located some 40 miles west of central London and is the major commercial and administrative centre for the prosperous Thames Valley with easy access to the M4 (Junctions 10 & 11).

## PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant** with separate rear access to a **Self-Contained Flat** at first floor level. In addition, there are **2 Storage Buildings** at the rear.

## ACCOMMODATION

### Ground Floor Restaurant

Gross Frontage	16'11"
Internal Width	14'8"
Restaurant Depth	25'1"
Built Depth	50'11"
Kitchen Area	Approx 250 sq ft
3 WCs	

### First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC  
(GIA Approx. 535 sq ft)

**Plus 2 Rear Storage Buildings**

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **Whiskey 88 Ltd t/a Oishi Japanese Restaurant** for a term of 25 years from 10th March 2010 at a current rent of **£12,000 per annum** exclusive.

**Rent Reviews 2020 and 5 yearly.**

**Note: £3,000 Rent Deposit held.**



**£12,000** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Elliott Greene**

## Vendor's Solicitors

Penman Sedgwick LLP

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For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page