



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 Shop** with internal access to **Ancillary Storage** at first floor level (previously used as a flat).

In addition, the property includes a **Rear Garden**.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'6"
Internal Width	15'0"
narrowing to	10'6"
Shop Depth	35'3"
Built Depth	42'1"
WC	

First Floor Ancillary

Area	Approx 420 sq ft
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TENANCY

The entire property is let on a full repairing and insuring lease to **MIND (The National Association for Mental Health) as a Charity Shop (having over 150 branches)** for a term of 4 years from 7th May 2017 at a current rent of **£9,000 per annum** exclusive.

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

Vendor's Solicitors

Penman Sedgwick LLP

Tel: 01923 225 212 Ref: Stephen Carew

Email: scarew@penmansedgwick.com

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