



115 READING ROAD

Yateley Hampshire GU46 7LR

TYPE	MIXED USE PROPERTY
TENURE	FREEHOLD INVESTMENT
SIZE (NIA)	5,666 SQ FT (526.4 SQ M)
OFFERS IN EXCESS OF	£750,000

KEY POINTS

- > Rare Freehold opportunity
- > Prominent location
- > Let to One Stop Community Stores Ltd producing £47,000 per annum
- > Minimum of 10 car parking spaces

Location

The property is situated on the south side of Reading Road, in the popular town of Yateley. Nearby occupiers include Greggs, Barclays Bank, Lloyds Chemist and Lloyds Bank. The property is within easy reach of Wokingham, Bracknell and Farnborough town centres and both the M3 and M4 Motorways.

Description

The property comprises a detached part single, part two storey mixed use building. The property provides two retail units on the ground floor, one used as a One Stop convenience store and the other as a KFC restaurant. The office accommodation above is used by One Stop as a training room. To the front of the property is a large forecourt area providing car parking and loading. A loading bay is also attached to the side of the property.

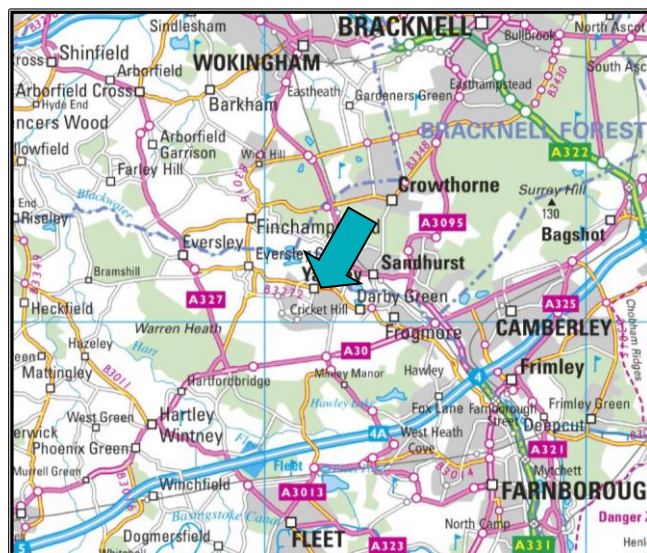
Accommodation

We understand the Net Internal Area is as follows:

Floor	sq m	sq ft	sq ft (ITZA)
Ground Floor			
One Stop	280.1	3,015	1,198
KFC	105.3	1,134	527
First Floor			
Offices	140.9	1,517	n/a
Total	526.3	5,666	1,725 +office

Energy Performance Asset Rating

EPC Rating: C:75



Tenancies

The entire property is let to One Stop Community Stores Limited on an FRI lease (9 years remaining) at £47,000 per annum exclusive. There is a tenant option to break at the end of the fifth year. The lease has been granted inside of the Security of Tenure Provisions of the Landlord and Tenant Act 1954. For the avoidance of doubt, the tenant has sublet part of the demise on the ground floor to KFC.

Terms

The freehold interest is offered for sale. We invite offers in excess of £750,000.

Rateable Value (2018/19)

The combined Rateable Value of the property is £55,050.

Legal Costs / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT which will not be charged.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



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