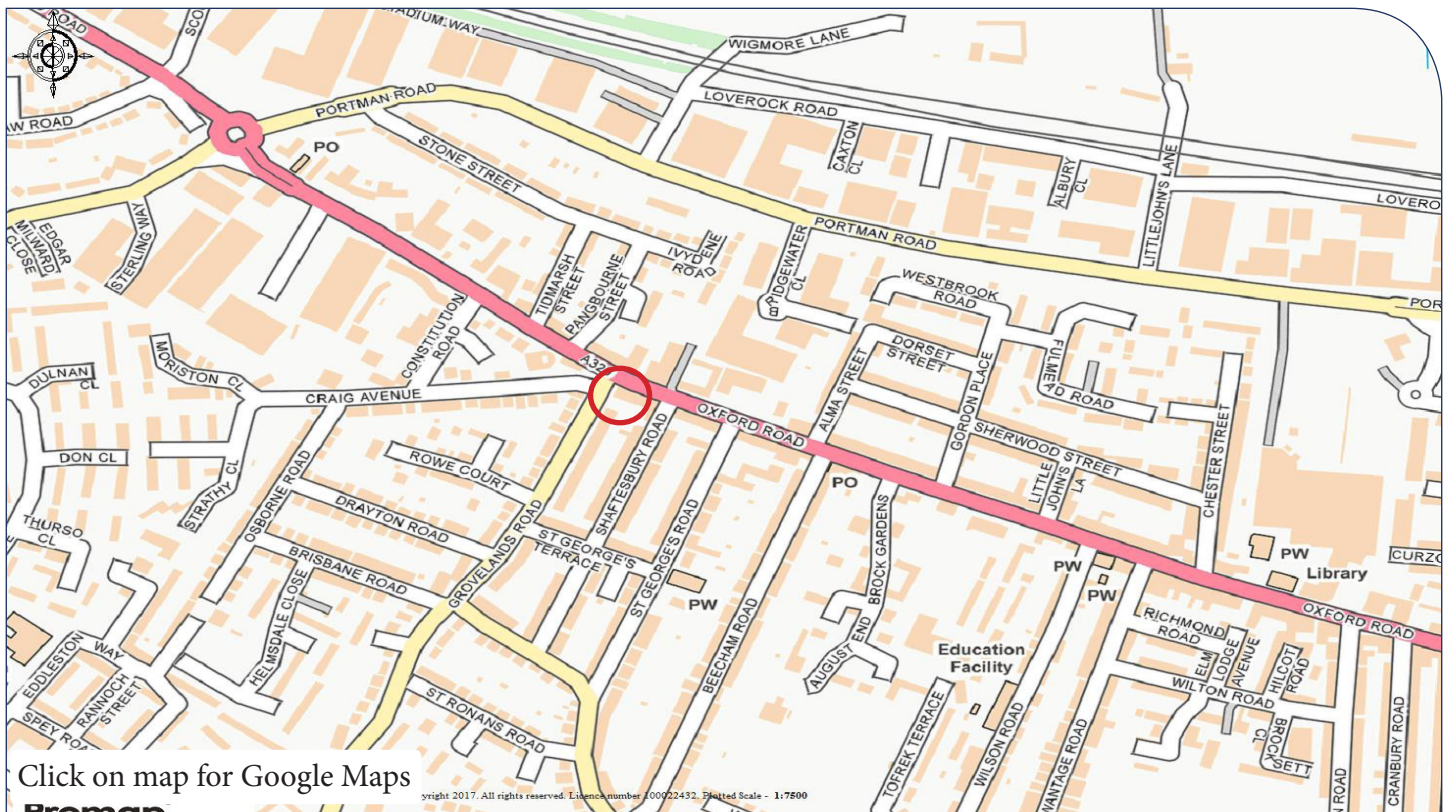


Retail Unit To Let

689 Oxford Road, Reading, RG30 1HP

- 1,367 sq ft (127 sq m)
- Located on a prominent corner/road junction
- Private car park area at rear
- Current D1 Health Centre use
- Self contained premises





Description

At present, the property is used by health care services, thus providing an interesting opportunity for occupiers who require a D1 Use Class Order. The property could be adapted for alternative uses with relative ease, such as B1(a) Offices.

The property comprises self contained build over two stories in a cellular room layout. To the rear of the premises is a good size private car park, suitable for parking at least 6 cars. There is a kitchen on the first floor and W.Cs on ground and first floor levels. The ground floor W.C is DDA compliant.

The current tenant is vacating the premises at the end of October 2017. The premises will, therefore, be available from November 2017.

Location

This retail unit is prominently located on the corner of Groveland's Road and Oxford Road. It is situated in a built up residential area within West Reading. 24 hour bus services provide direct access into the town centre, stopping just outside the property. Other surround retail amenities include a Pharmacy and groceries stores.

Measurements

	Sq Ft	Sq M
Ground flr.	822	76
First flr.	546	51
Total	1,368	127

Calculated on a Net Internal Area basis

Lease

A new Full Repairing and Insuring lease is available, direct from the Landlord

Quoting Rent

£17,500 per annum, exclusive and to be paid quarterly in advance.

Business Rate

The current Rateable Value is £16,750. The Rates Payable are, therefore, approximately £8,300 per annum. All interested parties are advised to make their own enquiries direct to the Local Authority.

Energy Performance Certificate

EPC Rating - D:79

Viewing

Access arranged via the Sole Agent:

Richard Duncan | rduncan@chaneycs.com

or

Dhanvir Singh | dsingh@chaneycs.com

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