



SITUATION

Located opposite this attractive triangular shaped retail pitch, just a few hundred yards away from Broad Street which hosts a variety of major national retailers including **John Lewis, Marks & Spencer** and **The Oracle Shopping Centre**. 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

Forming part of a modern building comprising a **Ground Floor Shop** with use of a rear shared yard for unloading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'1"
Internal Width	23'1"
widening at rear to	28'8"
Shop & Built Depth	41'10"
WC	

VAT is applicable to this Lot

£22,500 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

TENURE

Leasehold for a term of 999 years from 17th March 2015 at a Peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Greggs plc (having over 1,700 branches) (T/O for Y/E 02/01/16 £835m, Pre-Tax Profit £73m and Shareholders' Funds £272m)** for a term of 10 years from 30th June 2016 (see Note) at a current rent of **£22,500 per annum** exclusive.

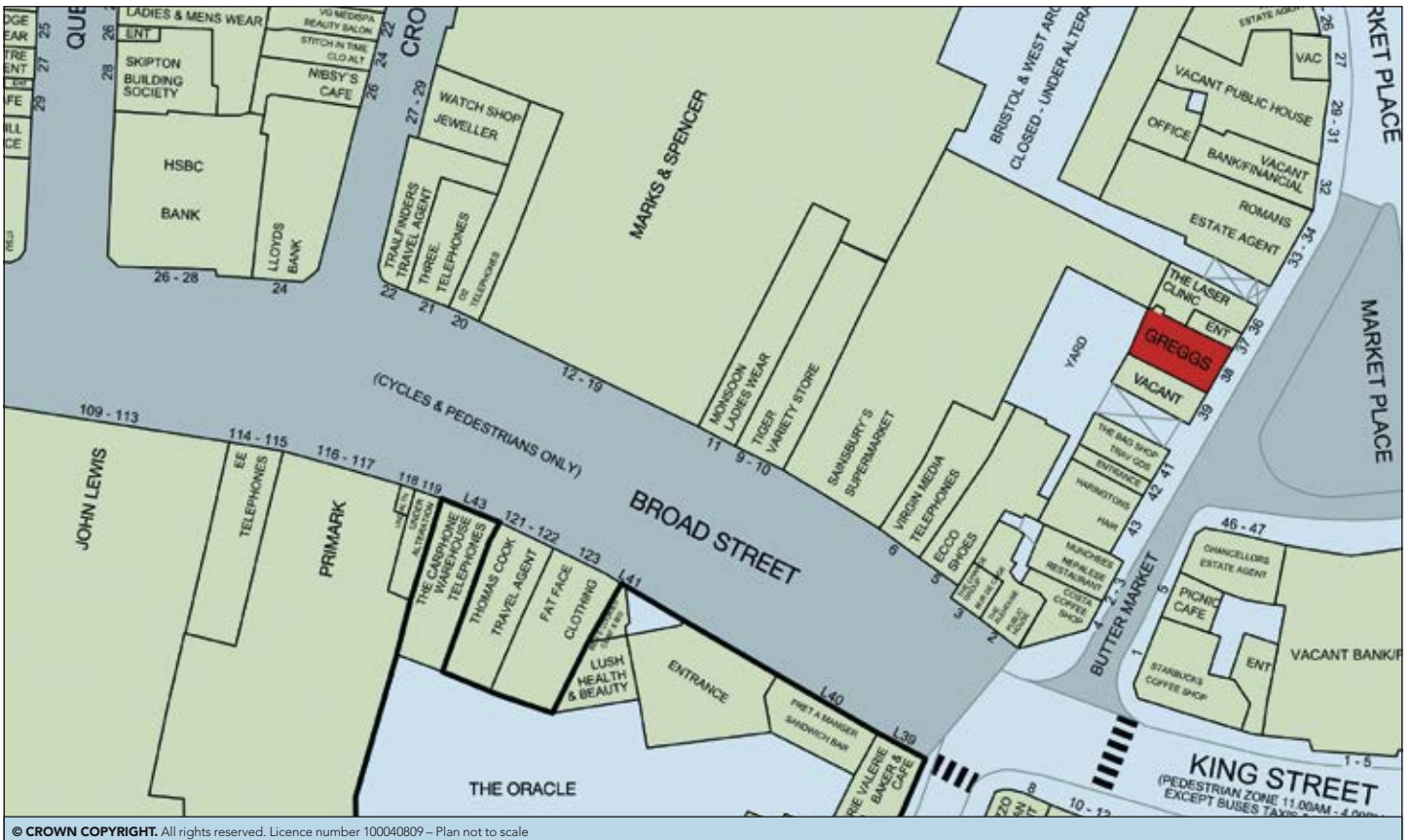
Rent Review and Tenant's Break 2021

Note: Greggs were previously trading from the adjacent smaller unit (No. 39) prior to June 2016.





View along Broad Street



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VENDOR'S SOLICITORS
Freemans Solicitors - Tel: 020 7935 3522
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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 £500 (including VAT) upon exchange of contracts