



SITUATION

Located close to the junction with Cleeve Road within this established parade amongst a host of independent retailers, cafés and restaurants as well as **Lloyds Pharmacy** and **McColl's** all serving the surrounding population of this affluent and picturesque Berkshire village. The village's main car park is located towards the rear of the property and Goring & Streatley Rail Station is within a 1/3 mile. Goring-on-Thames lies off the A329 approx. 10 miles north-west of Reading and 18 miles south of Oxford with easy access to the M4 (Junction 12).

PROPERTY

An end of terrace building comprising a **Ground Floor Take-Away/Restaurant** (see Note 1) and separate front access to a **Taxi Office** (see Note 2) together with a separate rear entrance to a **Self-Contained Flat** (see Note 3) on the first floor.

ACCOMMODATION

Ground Floor Take-Away/Restaurant

Internal Width	15'4"
widening at rear to	19'11"
Restaurant Depth	59'2"
Built Depth	67'1"
Restaurant/Kitchen Area	Approx. 715 sq ft
Ancillary Area	Approx. 135 sq ft plus WC

Ground Floor Taxi Office

Area	Approx. 305 sq ft plus WC
------	---------------------------

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC (Not inspected)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Md A. Hassan (Fish & Chips and Taxi Office – see Notes 1, 2 & 3)** for a term of 25 years from 17th January 2019 (excl. s24–28 of L & T Act 1954) at a current rent of **£32,000 per annum** exclusive.

There is a **£10,000 Rent Deposit held**.

Rent Reviews 2023 and 4 yearly.

Note 1: Planning Permission was granted on 16th October 2020 by South Oxfordshire District Council for 'Change of Use of part A5 user class (Hot Food Takeaway) to A3 user class (Restaurant)' – ref: P20/S2373/FUL. The tenant is currently in the process of creating the dining/seating area and has advised it should be ready for use by the end of this year.

Note 2: The tenant uses the Taxi Office to run his school transportation business.

Note 3: The tenant has advised that he sublets the flat on an AST for £10,800 p.a.

£32,000 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

Vendor's Solicitors

Harrison Clark Rickerbys
Tel: 0118 338 8015 Ref: Claire Leyshon
Email: cleyshon@hclaw.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**