



### SITUATION

Located in this cul-de-sac off Parkside Road close to its junction with Tilehurst Road, approximately 1 mile west of Reading Town Centre and Reading Station (National Rail).

Reading is located some 40 miles west of central London and is the major commercial and administrative centre for the prosperous Thames Valley enjoying easy access to the M4 (Junctions 10 & 11).

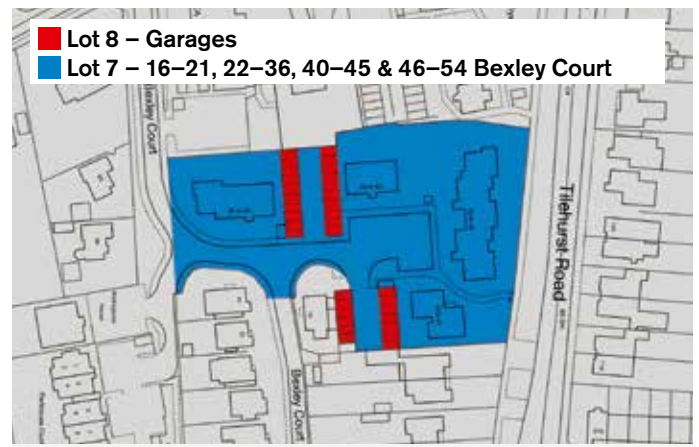
### PROPERTY

**33 Garages** arranged in 4 separate rows.

**VAT is NOT applicable to this Lot**

### FREEHOLD

**Note: The Freehold of the 36 Flats at Bexley Court is also being offered in this auction – see Lot 7.**



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### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Garages 5, 6, 7, 8, 9, 10, 12, 15, 16, 19, 20, 21, 23, 24, 26, 27 & 31	<b>17 Garages</b>	<b>Various</b>	Each with unexpired terms of approx. 59 years	£17 <b>(Each £1 p.a.)</b>	Each FRI by way of service charge. <b>17 Valuable Reversions in approx. 59 years.</b>
Garages 1, 2, 4, 13, 14, 25, 30, 32, 33 & 34	<b>10 Garages</b>	<b>Various</b>	Each with unexpired terms of between 91 and 149 years	£10 <b>(Each £1 p.a.)</b>	Each FRI by way of service charge.
Garages 3, 11, 17, 22, 28 & 29	<b>6 Garages</b>	<b>Various</b>	Each with unexpired terms of approx. 149 years	Peppercorn	Each FRI by way of service charge.
				<b>Total: £27</b>	

**£27 p.a. plus**  
**17 Valuable Garage Reversions**

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

### Vendor's Solicitors

Lawrence Stephens Limited  
Tel: 020 7936 8888 Ref: Stephen Messias  
Email: smessias@lawstep.co.uk

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'**

Garages Nos. 1-14 (excl. No. 8)

