

Former Walkabout Wiston Terrace, Reading, RG1 1DG



Summary



- New Free of Tie Lease
- Substantial Trading Area
- **Rental Offers Invited**

- Ground Floor and First Floor Trading Areas
- Roof Garden and Additional Outside Area on the Ground Floor

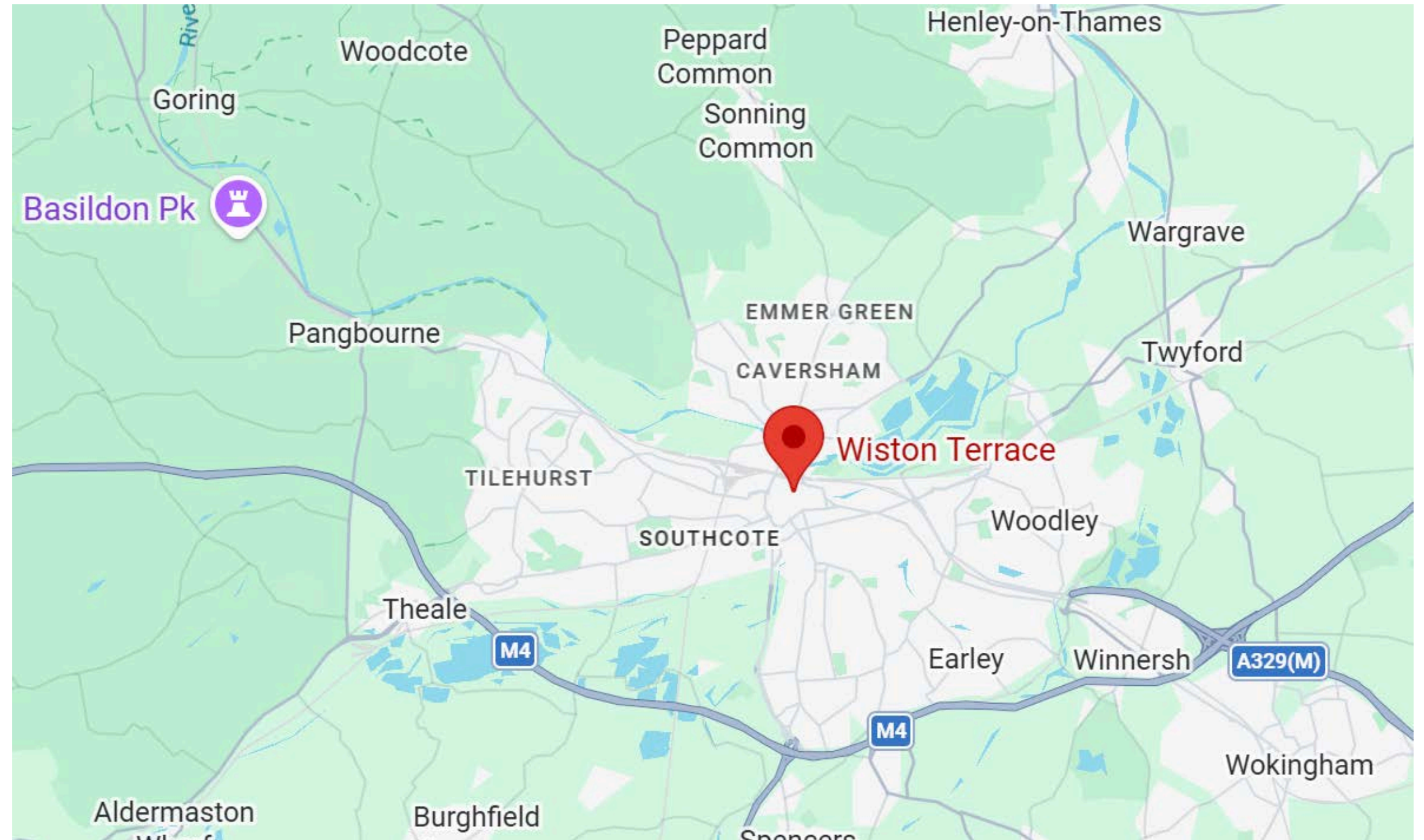
Location

Reading is an affluent commuter town, and it is reputedly the UK's largest town with a population of approximately 355,000 and is currently under significant inward investment, driven by the arrival of the Elizabeth Line.

Reading railway station is within a 10-minute walk from the subject property, providing direct access to Central London within 25 minutes as well as connections to the wider Thames Valley and national rail network.

Other operators in close proximity include: Slug & Lettuce, Marks & Spencer's, O'Neil's, Wendys, Black Sheep Coffee and Gregs.

Reading county Court is opposite the property.



Description

A substantial 3 storey building of brick construction with cladding and painted elevations under a pitched multi gabled tiled roof.

The property trades over ground and first floor with ancillary areas in the basement and second floor.

Ground floor beer garden with additional roof terrace area.

Accommodation

Ground Floor

Open plan trading area serviced by a large single bar survey. Ancillary accommodation at customer toilets.

First Floor

Is accessed from the main trading area, consisting of single bar with open plan trading area leading on to a roof garden.

Second Floor

Comprising of 9 rooms of various sizes.

Basement

Comprising cellar, full catering kitchen and ancillary area.

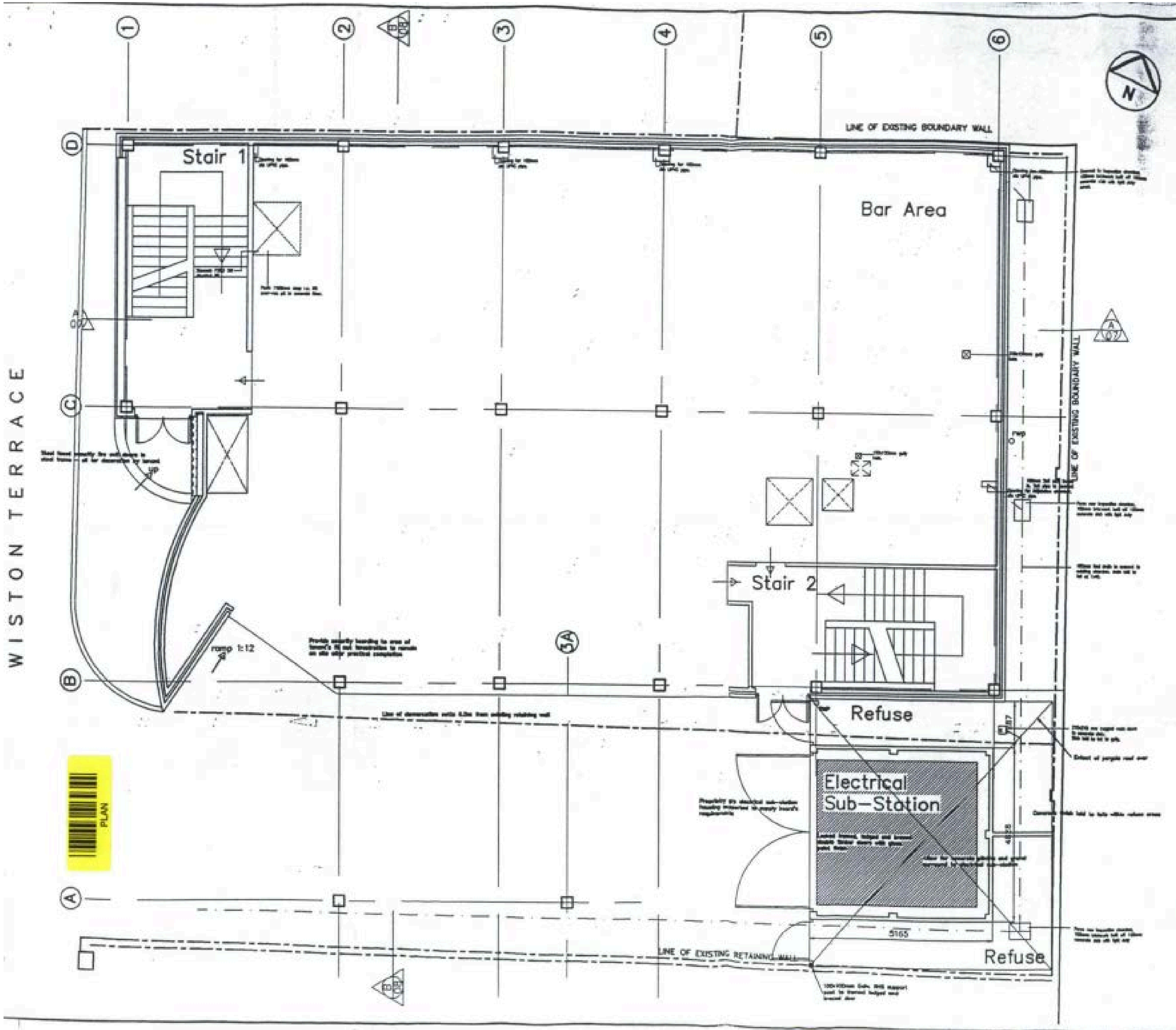
Trading Areas

Ground Floor 4,500 sq ft

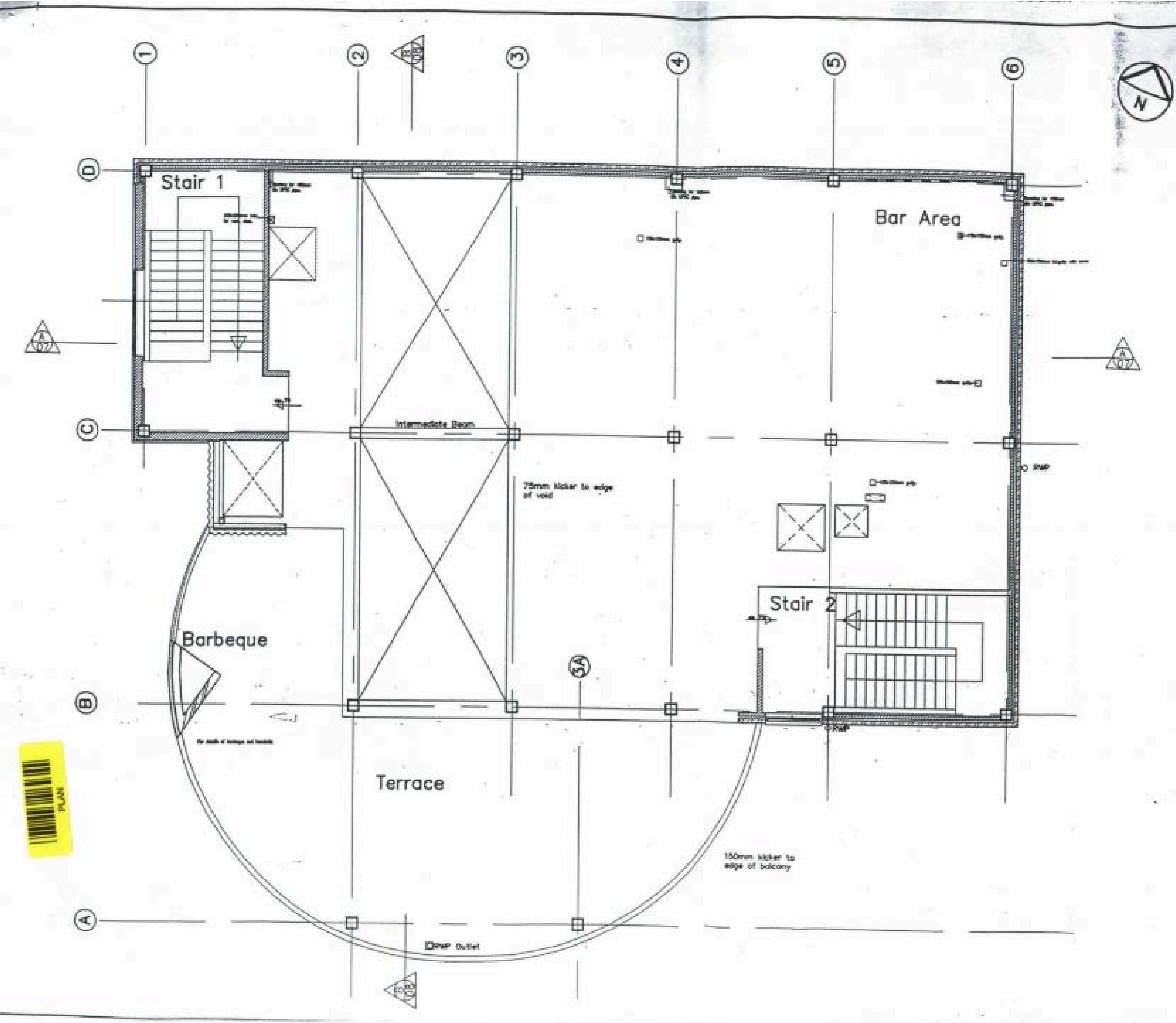
First Floor 3,500 sq ft

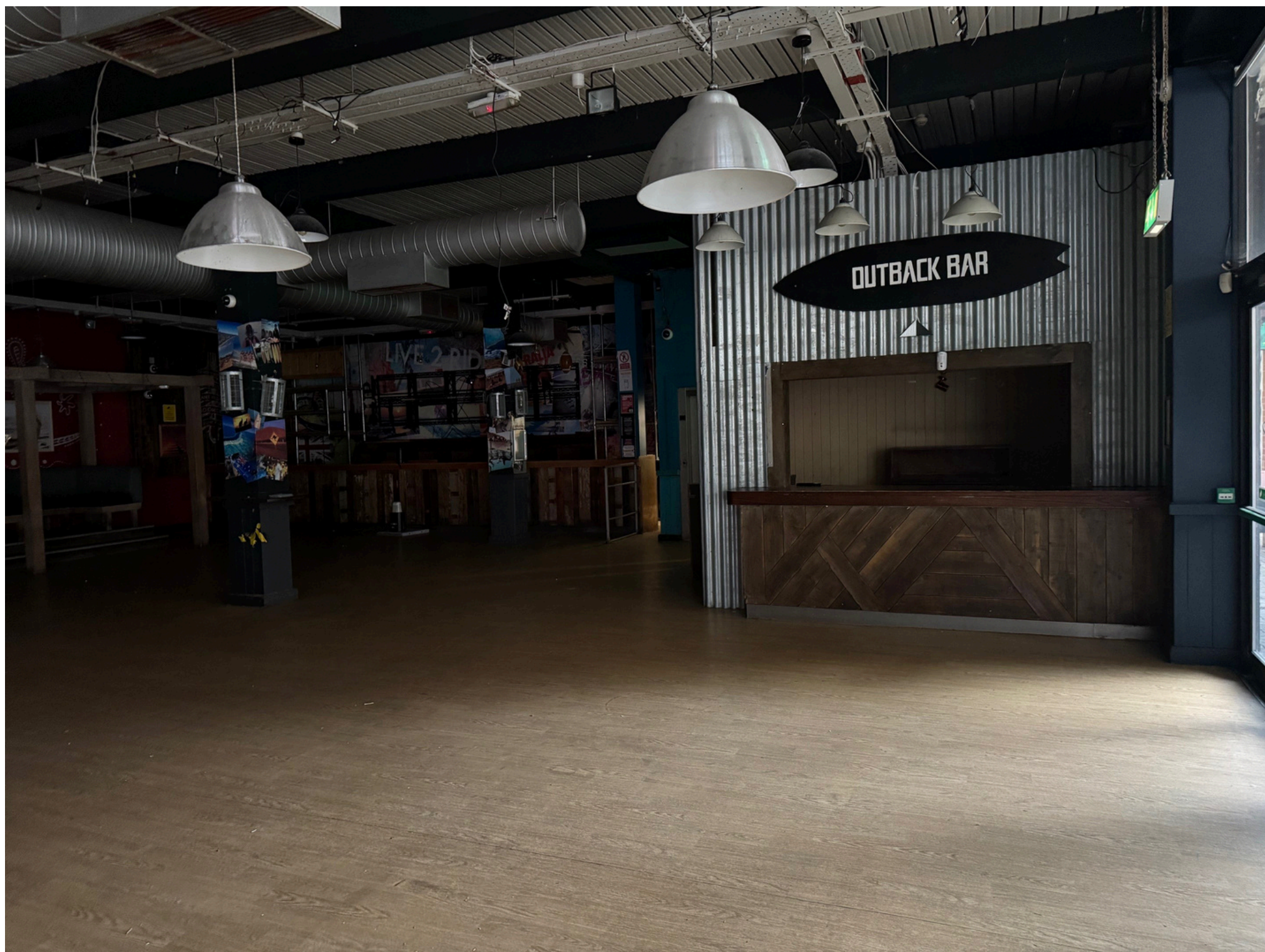


Ground Floor Plan



First Floor





Tenure

The property is available by way of an FRI 15-20 year Free of Tie lease, subject to five yearly rent reviews, contracted inside the security of tenure provision of the 1954 Landlord & Tenant Act Part II (as amended).

Rent

Rental offers invited,

Use

The premises shall be used as a Public House within Use Class Sui Generis of the Town and Country Planning (Use Classes) Order 1987.

Premises Licence

There is a premise licence in place allowing the sale of alcohol at the following times:

Sunday to Wednesday	11:00am to 12:00am
Thursday to Saturday	11:00am to 01:00am

Business Rates

The property is listed in the VOA business rates list as having a draft rateable value for 2023 of £26,750.

EPC

Is available on request. Rating B.

Legal Costs and VAT

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.



Contacts

Viewings strictly by prior appointment with sole agents Davis Coffey Lyons.

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