

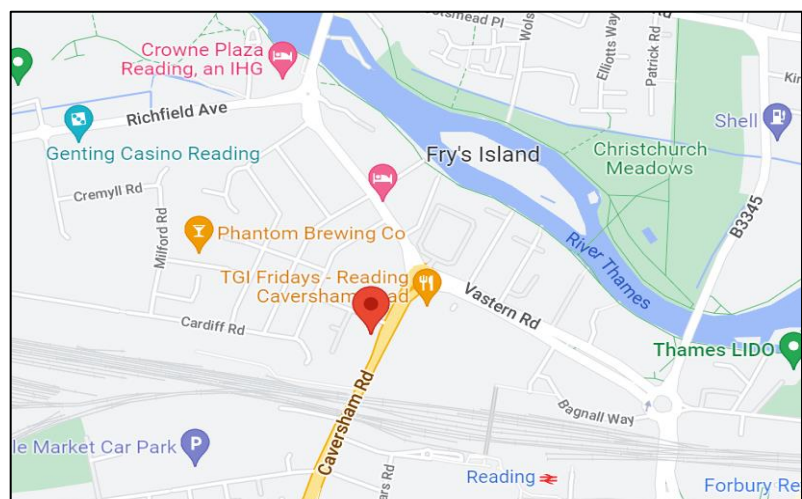


71-73 Caversham Road, Reading, Berkshire RG1 8JA

Summary

- Would suit a variety of Uses
- Ground Floor Only
- Leasehold

Rental Offers Invited



Viewing is strictly by prior appointment with sole agents
Davis Coffe Lyons: dcl.co.uk

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Location

The property is located on Caversham Road (A329), in the town of Reading. The property is situated at the junction with Northfield Road. The property has the benefit of good transport links with Reading Railway Station 0.4 miles east of the property. The Crossrail service departs from Reading twice hourly, providing direct services through the City of London to Shenfield, with Bond Street accessible in under one hour. The surrounding occupiers include Pure Gym, TGI Fridays, The Range, Caversham Fire Station, Aldi and residential dwellings.

[Google Street View](#)

The Property

The property is a two-storey retail warehouse of brick construction under a pitched tiled roof. The property will be handed over in shell condition with residential accommodation above. These residential dwellings will not be included in the lease.

The approximate sizes are as follows:

Ground Floor	3,348 sq ft	311 sq m
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Tenure

Leasehold

The premises are available by way of a new lease on terms to be agreed for the ground floor demise.

Rent

Offers Invited

Rating

The property has not been evaluated.

Planning

The property is suitable for a variety of uses.

Legal Costs and Confidentiality

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

Viewings

All viewings should be arranged through the sole agents, Davis Coffery Lyons.