

WALTERS

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**Freehold Investment For Sale**  
**Ground Floor Retail unit (subject to a lease)**  
**and a separately accessed first floor flat.**  
**Retail Unit 439sq ft producing £12,500 per annum.**



**300 Oxford Road Reading RG30 1AD**

**Shaun Walters BSc MRICS**

Registered Office:  
Victoria House, 26 Queen Victoria Street  
Reading RG1 1TG

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E: [swalters@walterscommercial.co.uk](mailto:swalters@walterscommercial.co.uk)  
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The property is located on the busy Oxford Road just a short walk from Reading Town Centre. Oxford road is the main route providing access to the west of Reading and benefits from a variety of retail and industrial units and provides access to the M4 motorway at junction 12.

### DESCRIPTION

The property is a mid-terraced building with a retail unit on the ground floor and a separately accessed first floor refurbished flat. The building provides an open plan layout on the ground floor with a first floor flat providing a lounge,

bedroom, shower/toilet and a fitted kitchen.

### LEASE TERMS

The ground floor is let to Francis Aboloway barbers on the basis of a 10-year lease which commenced in July 2022 at a rent of £12500 per annum.

The first floor flat is currently vacant and has been refurbished. This was previously let at a rent of £7500 per annum.

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#### ACCOMMODATION

**Ground floor retail      439sq ft**

**First floor Flat: Lounge, bedroom,  
shower/toilet, kitchen.**

#### PRICE

£275,000

#### EPC

The flat has a current rating of 63C

#### VAT

VAT will not be payable on the sale price

#### PROOF OF FUNDING

Prior to an offer being accepted and solicitors being instructed any prospective purchaser will have to provide full details of funding.

#### LEGAL COSTS

Each party is to bear their own legal costs in this matter.

#### VIEWING

Strictly by appointment through the sole agent Walters Commercial

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