

WALTER
PARSONS
CORN STORES

THE CORN STORES

10 FORBURY ROAD, READING, RG1 1SB

PROMINENT GRADE II LISTED LICENSED RESTAURANT IN READING TOWN CENTRE AVAILABLE
FOR SALE FREEHOLD OR TO LET

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THE CORN STORES

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THE CORN STORES
RESTAURANT

Blagrove Street

Fleurets

Leisure Property Specialists



savills

WALTER PARSONS CORN STORES



V E

THE CORN STORES



Blagrove Street

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HIGHLIGHTS INCLUDE:



Centrally located within Reading town centre



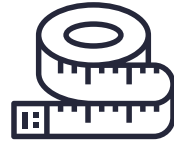
Short walking distance to Reading railway station with direct routes to London via railway services and the Elizabeth line



High footfall in the immediate area due to nearby offices and central business district



Large fully fitted commercial kitchen



Total Gross Internal Area of approximately 6,530 sq ft



Suitable for alternative uses subject to obtaining the necessary planning consents



All enquiries inviting both freehold and leasehold offers



Trade areas have benefitted from significant recent investment



Benefit of an external trading area to the rear



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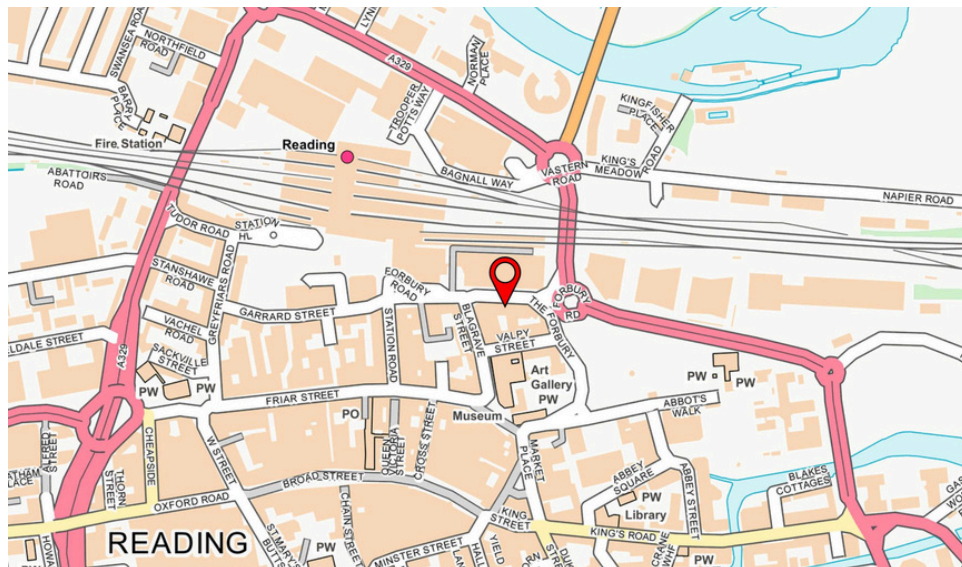
LOCATION

Reading is a large town situated within Berkshire approximately 40 miles west of London. The town benefits from excellent transport links with accessible rail services and road networks. London Heathrow Airport is located circa 25 miles away.

The property fronts Forbury Road, a short walk from Reading railway station which has direct routes London via the overground and underground. The immediate area comprises mainly offices with Friar Street, Broad Street and The Oracle Shopping Centre nearby comprising a number of shops, restaurants, cafes, pubs and bars.

DESCRIPTION

The Corn Stores is a four storey Grade II Listed terraced property of brick construction with a part stone façade beneath a pitched slate roof with a parapet gable.



ACCOMMODATION

The pub is laid out over ground, first, second and third floors.

Ground Floor

The ground floor provides a main bar servery and restaurant area for circa 50 covers seated and a reception area. Ancillary areas provide three customer WC's, accessible WC and a number of stores with access to the dumb waiter.

First Floor

The first floor provides further restaurant area and dedicated bar servery for circa 45 covers seated and a mezzanine for a further circa 20 covers seated, wash/prep room with access to the dumb waiter as well as access to the rear service staircase.

Second Floor

The second floor provides a fully fitted commercial kitchen with industrial fridge freezer, wash/prep area and three customer WC's as well as access to the rear service staircase.

Third Floor

The third floor provides a further lounge area with dedicated bar servery for circa 33 covers seated, customer WC, boiler room/storage, staff room, staff WC as well as access to the rear service staircase.

External

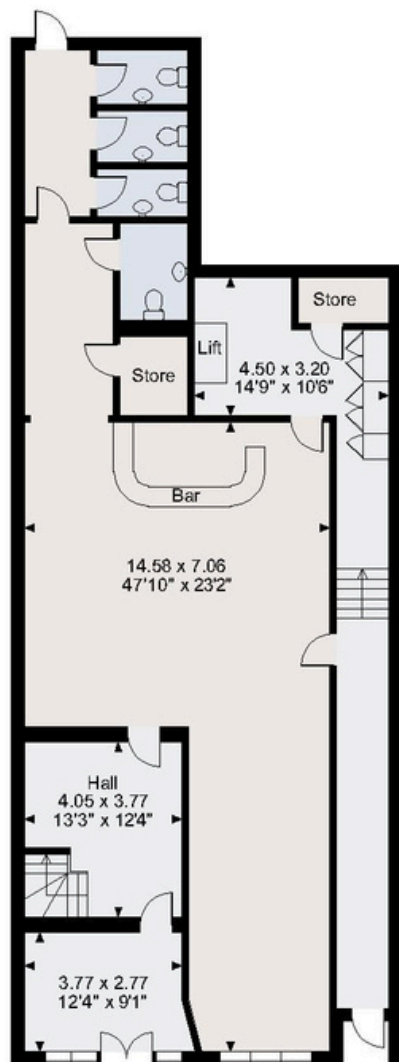
The external areas provides a decked trade area to the rear for circa 10 covers and a bin store.

FLOOR AREAS

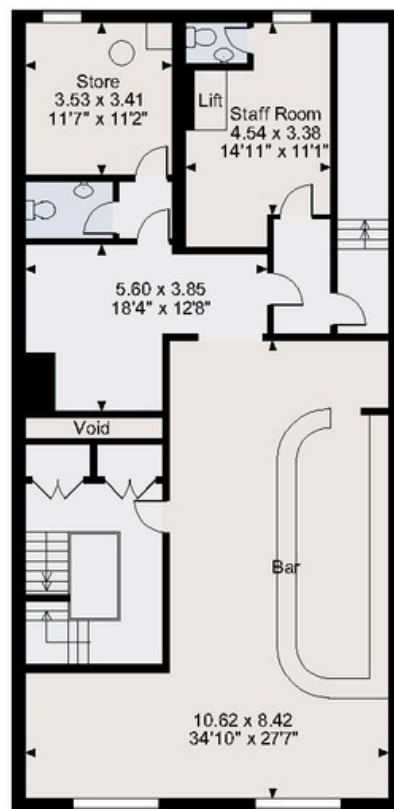
The property has the following approximate gross internal floor areas:

Floor	Sq M	Sq Ft
Ground Floor	169	1,824
First Floor	145	1,566
Second Floor	145	1,562
Third Floor	147	1,578
Total	606	6,530





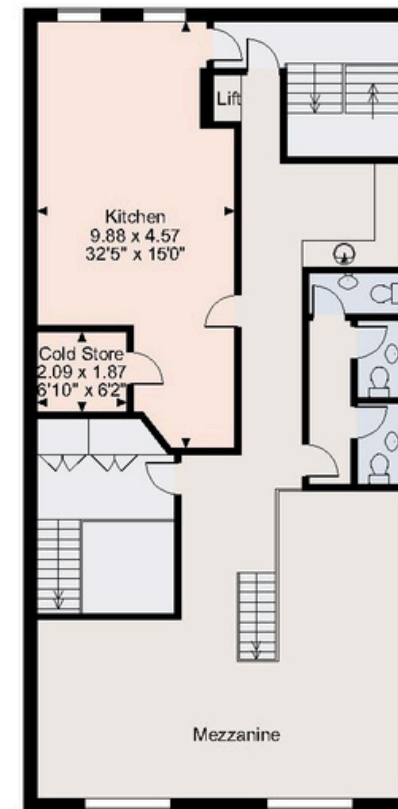
Ground Floor



Third Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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PLANNING

The property is Grade II Listed but is not situated within a conservation area.

EPC

In the course of preparation.

PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol at the following times:

Monday to Thursday - 10:00-00:00

Friday and Saturday - 10:00-02:00

Sunday - 11:00-23:00

RATEABLE VALUE

2023 Rateable Value - £63,700

TENURE

The property is held freehold (Title Number BK316796).

TERMS

Offers are invited for both freehold and leasehold interest.

VAT

VAT will be applicable.



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VIEWINGS

All viewings must be made by prior appointment via Savills or Fleurets.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers/tenants. Prospective purchasers/tenants will need to provide proof of identity and residence.



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