

# Jacksons Corner- Reading

TO LET



AVAILABLE 5,343 SF

## Unit 3 Jacksons Corner

1-9 Kings Road

Reading

RH1 3EY

**AVISON  
YOUNG**



# Unit 3- Jacksons Corner

## LOCATION

The property is located at Jacksons Corner Where King Road adjoins Market Place. Reading Railway Station is a 5 minute walk through the town centre past multiple bus routes. The property benefits from a bus stop at the entrance, driving high footfall.

Kings Road is a main thoroughfare into and out of the town centre, particularly for students and office workers as there is an office hub at the eastern end of the town centre.

The riverfront is a minute walk to the south of the property where a number of restaurants and bars can be found.

## PROPERTY OVERVIEW

This unit is located within the former Jacksons department store, a former heart to Reading town centre. The building has been redeveloped into 33 residential dwellings and 3 commercial units on the ground and basement levels.

The adjacent two units have been let to national restaurant operators, adding to the strong local occupiers such as **Honest Burger, Pho, Gails, Sainsburys, Tesco and The Botanist.**



## CONNECTIONS

- A 5-minute walk from Reading train station which is serviced by GWR and the newly opened Elizabeth line.
- Heathrow Airport is an hour from Reading Station via the Elizabeth Line.
- Reading benefits from a strong bus network with routes to the University of Reading, Wokingham, Purley.
- The M4 is to the south of Reading town centre where the A33 come off Junction 11 into the centre of Reading. The M4 connects London to South Wales.

## KEY HIGHLIGHTS



**£75,000 Per Annum**



**User Class E**



**5,343 sq ft**



**350,000 Population**



**Strong National Occupiers**



**Strong Transport Links**



## DESCRIPTION

### Unit 3

This unit benefits from a double frontage along Kings Road, a main thoroughfare into the Town Centre. The unit is arranged over the ground and basement providing 5,343 sq ft of retail accommodation.

The ground floor benefits from good floor to ceiling heights and the basement has varying ceiling heights. The space would suit a range of retail and leisure uses. The unit if offered on a complete shell basis. An extract route is available if needed.

The premises benefits from rear access via a dedicated communal area for the commercial units. The common areas provide amenities such as a service lift and large bin store. The bus stop to the front of the property has now been replaced with a loading bay.

## ACCOMODATION

Property		Size (sq ft)	Status
Unit 1	Total	<b>3,466</b>	<b>Let to Rosa's Thai</b>
	Ground	1,874	
Unit 2	Basement	1,384	<b>Let</b>
	Total	<b>3,262</b>	
Unit 3	Ground*	3,633	<b>Available</b>
	Basement	1,710	
	Total	<b>5,343</b>	
Unit 4	Ground*	<b>800</b>	<b>Let</b>



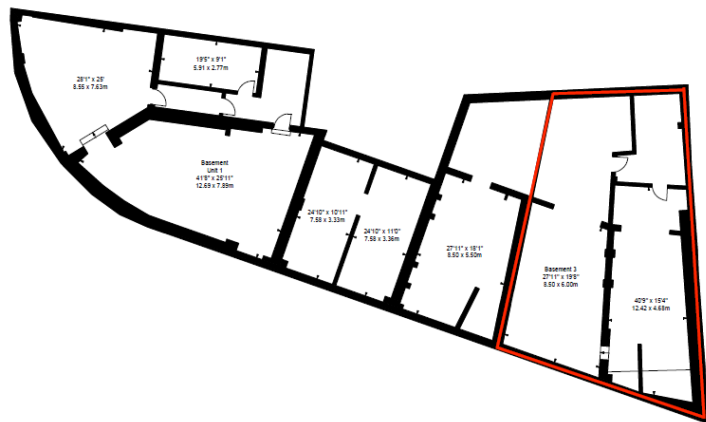
**ROSA'S**  
THAI CAFE

\* Areas are approximate. Exact areas to be confirmed following landlord works

## GROUND FLOOR



## BASEMENT



## Quoting Rent

£75,000 per annum

## Lease Terms

Available by way of a new lease for a term to be agreed.

## Service Charge

Available upon request

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

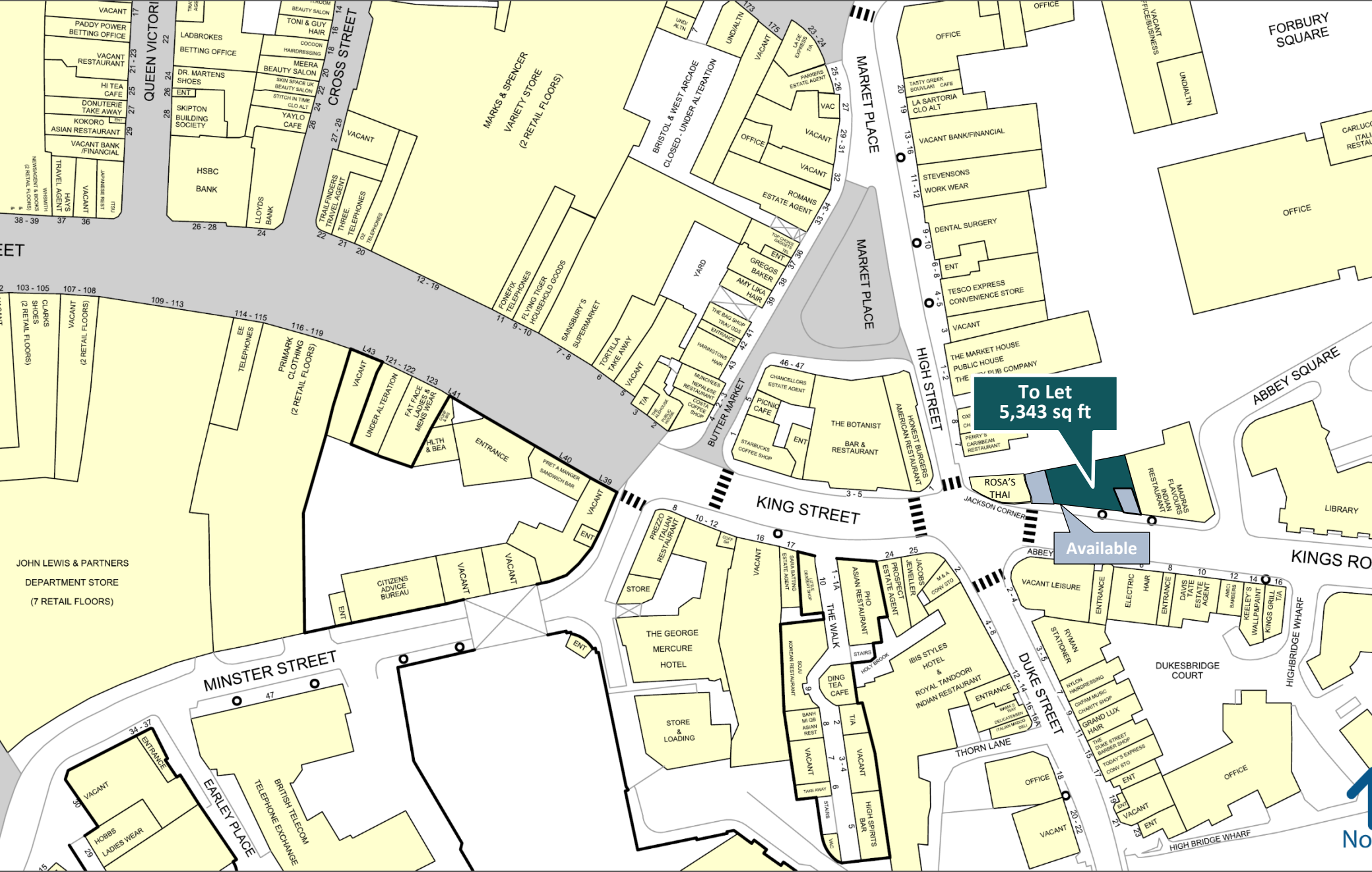
## Business Rates

We understand that the property needs to be reassessed following works to split the unit.

## EPC

The property has an EPC rating of E.





To Let  
5,343 sq ft

Available

## Get More Information

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