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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

For Sale - Investment/Retail/Residential



156-158 Friar Street, Reading, Berkshire RG1 1HE

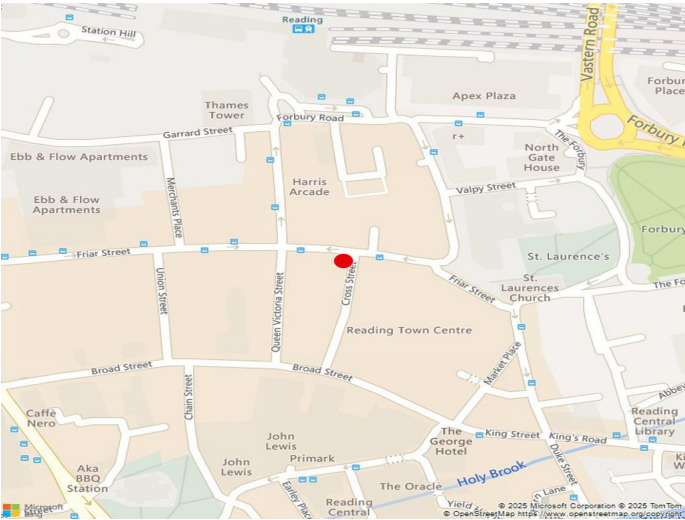
4,349 sq ft (404.02 sq m)

£1,800,000 for the freehold

SIMMONS & SONS

www.simmonsandsons.com

Location



Located in the heart of Reading town centre on the corner of Friar Street and Cross Street. Reading mainline train station is just a 5 minute walk. A busy secondary location with other nearby retailers including Marks & Spencer, Coral, Cancer Research and Cafe Nero.

Description

Retail and residential investment for sale to include 6 residential flats - four 1 bedroom and two 2 bedroom. Flats arranged as follows;
Flats 1 & 2 - first floor. Flats 3 & 4 - second floor.
Flats 5 & 6 - third floor.
Ground floor retail unit is let on a new 10 year lease to Bet Fred / Done Brothers (Cash Betting) Ltd.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	1,204	111.85
Basement	866	80.45
6 No Flats (net)	2,279	211.72
Total Area	4,349	404.02

EPC

The EPC rating for the ground floor retail is C.
Flats 1 & 3 - D. Flat 2 - D (exp). Flat 4 - B. Flats 5 & 6 - C.

VAT

VAT is not payable on this property.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Terms

For sale freehold subject to the occupational leases. Ground floor let to Bet Fred / Done Brothers (Cash Betting) Ltd) A new 10 year lease from August 2025 is agreed at a rent of £45,000 p.a. exclusive. 6 residential flats let on ASTs with a rental income totalling £89,400 p.a. Total income £134,400 p.a. Blended net initial yield of 7.04% (after 6% purchasers costs).

Business Rates

Rateable Value : £58,000
Rates Payable : £32,190
Interested parties should make their own enquiries directly with Reading Borough Council.

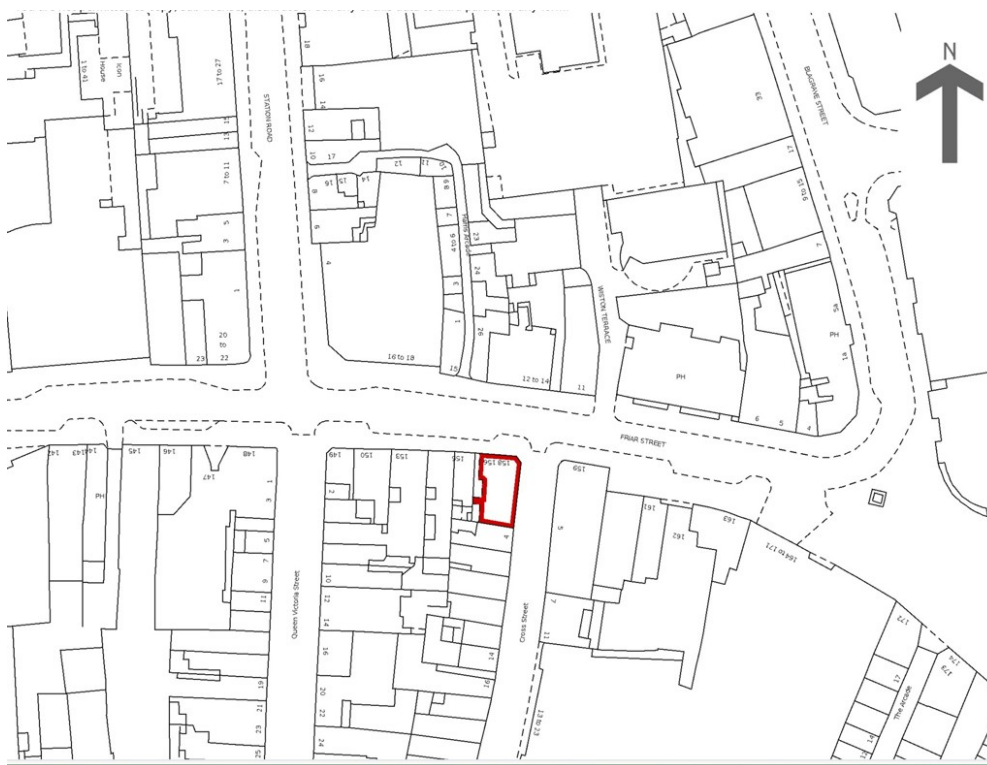
Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office
Tel: 01491 571111
Email: commercial@simmonsandsons.com

Code for Leasing Business Premises
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](#)



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Sales

Lettings & Management

Commercial

Development

Rural

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