

TO LET

SELF-CONTAINED GROUND FLOOR E-CLASS RETAIL PREMISES

APPROX. 425 SQ.FT / 40 M² ON A BUSY TILEHURST PARADE

HIGH FOOTFALL LOCATION – AVAILABLE IMMEDIATELY



**100 SCHOOL ROAD,
TILEHURST
READING, BERKS,
RG31 5AU**

Location

The property is situated on School Road in Tilehurst, within a busy local parade serving a large residential catchment. The area benefits from strong footfall, a mix of independent occupiers and good access to Reading town centre, the A4 and M4 (Junction 12), with regular bus services nearby.

Premises Description

The property comprises a self-contained ground floor E-Class commercial unit extending to approximately 425sq.ft (40 m²). Formerly occupied by Nationwide, the premises have been fully refurbished to a good standard. The accommodation provides an open-plan retail / office area (approx. 14' x 24'), leading to a fitted kitchenette (approx. 11' x 5') and a separate W.C. with basin (approx. 7' x 5').

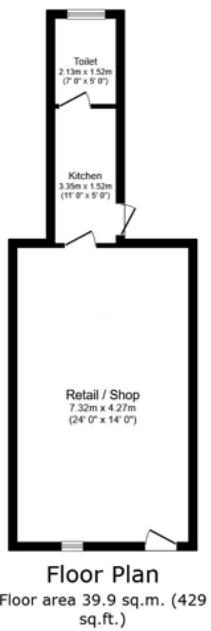
The unit benefits from a new shop front, LED lighting, new fire alarm system, electric supply only and a side access door suitable for deliveries via a shared access gate. Vacant possession - available immediately. No dedicated parking.

Lease Terms

The landlord will offer a new full repairing and insuring (FRI) lease at a commencing rent of £16,000 per annum exclusive (£1,333 per calendar month), with rent reviews. A six-monthly service charge applies in respect of fire alarm maintenance. A rent deposit equivalent to 3 to 6 months' rent will be required, subject to covenant strength and landlord's consent and a personal guarantor may also be requested. Preference will be given to experienced operators.

EPC – Awaited – Valid until

RATEABLE VALUE – £12,000 – Awaited – has been removed.



PLANNING CONSENT: The premises fall within Use Class E and were most recently used as a bank, making them suitable for a wide range of commercial uses including retail, office, professional services and health-related uses, subject to any necessary consents. Interested parties are advised to make their own enquiries with the local planning authority.

VIEWING - Strictly by prior arrangement with Lansley Commercial - 0118 959 0271.

Agency Fee: An agency fee of £500 plus VAT is payable by the ingoing tenant on completion.

REF:- DR.1672



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