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Business Sales and Commercial Agents Since 1890

Investment - Mixed use For Sale

£475,000 Investment sale / subject to existing occupational lease

2,810 sq ft

Shinfield Road, Reading, RG2 8EY





Freehold mixed-use investment let at £34,800 per annum with ancillary flat above.

- Freehold mixed-use investment
- Price £475,000
- Let at £34,800 per annum
- Approx. gross initial yield 7.33%
- Restaurant/takeaway premises with extraction
- Ancillary self-contained flat above
- Prominent Shinfield Road position
- Current tenant: Royal Paradise Hyderabadi Cuisine

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Description

An opportunity to acquire a freehold mixed-use investment at 250 / 250A Shinfield Road, Reading, comprising an established restaurant / takeaway premises with ancillary self-contained residential accommodation above.

The property is occupied by Royal Paradise Hyderabadi Cuisine, following the former China Garden business transfer and tenant fit-out / rebrand works.

The property is understood to be let at £34,800 per annum under a new Full Repairing and Insuring occupational lease. Purchasers should verify the completed lease, rent commencement date, rent review provisions, rent deposit deed, guarantees, VAT position, insurance arrangements and all supporting documentation through their own legal due diligence.

The accommodation includes a restaurant / customer dining area, counter / reception area, commercial kitchen, ancillary stores, WCs, rear access and self-contained residential accommodation above.

Location

The property is situated on Shinfield Road, an established mixed-use route serving South Reading, the University of Reading and surrounding residential areas.

The immediate area includes a mix of residential neighbourhoods, independent retailers, food operators, service businesses and local amenities, providing local and passing trade.

Reading town centre, the University of Reading, Royal Berkshire Hospital and wider road connections are accessible from the surrounding road network.



Summary

- Price: £475,000 Investment sale / subject to existing occupational lease
- Business rates: Rateable Value understood to be £34,250. Business rates payable should be verified by purchasers through the local authority / VOA.
- VAT: Not applicable. No VAT applicable to the sale. The property is not elected for VAT.
- Legal fees: Each party to bear their own costs. Each party to be responsible for their own legal and professional costs unless otherwise agreed.
- EPC: B (41)

Further information

- View details on our website

Contact & Viewings



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Viewings

Strictly by prior appointment through Lansley Commercial. No direct approach should be made to the tenant, staff or occupiers.

Terms

The property is offered for sale freehold, subject to the existing occupational lease and formal legal documentation. Guide Price £475,000.

The property is understood to be let at £34,800 per annum. Purchasers should verify the completed lease, rent commencement date, rent review provisions, rent deposit deed, guarantees, VAT position, insurance arrangements and all supporting documentation through their own legal due diligence.

All figures are quoted exclusive of VAT unless otherwise stated. No VAT applicable to the sale

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These particulars are provided by the vendor and are believed to be correct, but their accuracy cannot be guaranteed. They do not form part of any offer or contract.

All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

Unless otherwise stated, all figures quoted are exclusive of VAT.



