LANSLEY

Business Sales and Commercial Agents Since 1890

Office To Let

£55,000 per annum £4,583 per month

4,013 sq ft

64 Friar Street, Reading, RG1 1EH





Impressive town centre character building with parking and substantial outside space, suitable for healthcare, office and community uses

- Approx. 4,013 sq ft (372.8 sq m)
- Prominent Reading town centre location
- Attractive self-contained character building
- On-site parking with gated vehicular access
- Flexible multi-room layout
- Potential for healthcare, office, wellbeing & community uses, STP - nursery use not considered

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Description

An attractive and substantial self-contained character building situated in a prominent position in Reading town centre, immediately adjoining Greyfriars Church.

The property extends to approximately 4,013 sq ft (372.8 sq m) and provides flexible accommodation arranged over basement, ground and first floors, with a variety of rooms suitable for adaptation to meet an occupier's requirements.

Externally, the property benefits from three on-site parking, gated vehicular access and a substantial enclosed outside area, unusual benefits for a property in such a central location.

The premises were most recently occupied as a day nursery but are now being offered for alternative use. The building may particularly suit healthcare, medical, wellbeing, consulting, office, education/training, charity or community uses, subject to strict landlord approval and any necessary planning or other consents.

Please note that the landlord is not considering nursery use. All proposed uses and occupiers will be subject to strict landlord approval.

A new lease is available on terms to be agreed.

Location

The property occupies a prominent position on Friar Street in the heart of Reading town centre, immediately adjoining Greyfriars Church.

Friar Street is one of Reading's principal town centre thoroughfares, providing convenient access to the town's extensive retail, leisure and business amenities. Reading railway station is within easy walking distance, providing frequent services to London Paddington and connections across the wider rail network.

The property also benefits from good road links to the surrounding area and, unusually for such a central location, on-site parking and gated vehicular access.



Summary

- Rent: £55,000 per annum £4,583 per month
- Business rates: Interested parties are advised to make their own enquiries with Reading Borough Council regarding rates payable and any available relief.
- EPC: C (73)
- Lease: New Lease
- Terms: 15 years. Subject to negotiation

Further information

- View details on our website

Contact & Viewings



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Accommodation

Floor/Unit	Description	Building Type	Size sq ft	sq m	Tenure	Ren
Building	Basement, Ground and First Floors	Office	4,013 sq ft	372.82	To Let	-
Total			**4,013**	**372.82**		

Viewings

Strictly by prior appointment through the sole agents, Lansley Commercial.

Terms

A new 15-year FRI lease at £55,000 p.a. exclusive, subject to suitable rent deposit/surety, satisfactory covenant and preference for an established, experienced occupier.

Applicant Agency Fee

An applicant administration and compliance fee of £450 plus VAT will be payable by the successful applicant.

Availability

Available Immediately. Subject to contract, landlord approval and any necessary planning or other consents.

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.



















