

TO LET – SUITABLE FOR A WIDE VARIETY OF USES

AGL

62 London Road
Reading RG1 5AS



LOCATION

The property is located in a highly visible and prominent position on London Road, a busy arterial route that connects to Reading town centre less than 1 mile to the west. London Road benefits from more than 10,000 daily average vehicle movements.

Nearby occupiers are a mix of commercial and residential and include the BUPA Dental Centre and the Royal Berkshire Hospital.

DESCRIPTION

The property comprises a substantial Victorian building currently arranged as a commercial unit over ground, basement and part first floor. In addition, there are two self-contained flats, one each at first and second floors. The approximate floor areas are as follows:

Ground Floor	2,445 sq ft
Basement	238 sq ft
First floor	1,371 sq ft
Second floor	1,045 sq ft
Total	5,099 sq ft

There are 10 car parking spaces.

TERMS

The premises are available by way of an assignment or sub-lease for a term expiring January 2029.

RENT

£53,300 per annum exclusive

RATES

Rateable Value £63,000

Interested parties are advised to confirm the annual rates payable with the local charging authority.

VIEWING

By prior appointment through the sole agents AGL:

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