

# COMMERICAL PREMISES 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
<b>Total</b>	<b>5,099 sq ft</b>

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, or longer by arrangement with the landlord.

## RENT

On application.

## RATES

Rateable Value      £63,000

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

## FURTHER INFORMATION

Via the sole agents AGL:

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# AGL

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