

FOR SALE/TO LET

Yard

814 Oxford Road
Reading, Berkshire RG30 1EL



Contact

Jamie Johnson 07384 115718
jamie.johnson@rapleys.com

Mark Frostick 07785 522958
mark.frostick@rapleys.com

Location

The premises are located on the A329 Oxford Road close to the Reading Retail Park in the Norcot area of Reading. Nearby occupiers include Halfords, B&M and Wickes.

The site is located in a mixed use area approximately 1.6 miles to the west of Reading city centre.

Description

The property consists of a former petrol filling station site that was most recently occupied by Portakabin. The site has a single point of access onto the A329 with a shared driveway with the occupier to the rear.

To the rear of the site is the former shop building of the petrol station which is currently finished to shell, including WC facilities, allowing for a variety of uses on the site.

Accommodation

The property comprises the following approximate floor area:

	Sq m	Sq ft
Shop building	48.52	522
	Hectare	Acre
Total Site Area	0.07	0.16

Terms & Tenure

Our client is willing to consider freehold offers for the site. Alternatively a new lease is available on terms to be agreed.

Rating

We are advised that the Rateable Value for the property is £38,000 and the UBR for 23/24 is 51.2p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating – Exempt.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewings

Strictly by appointment with the agents.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

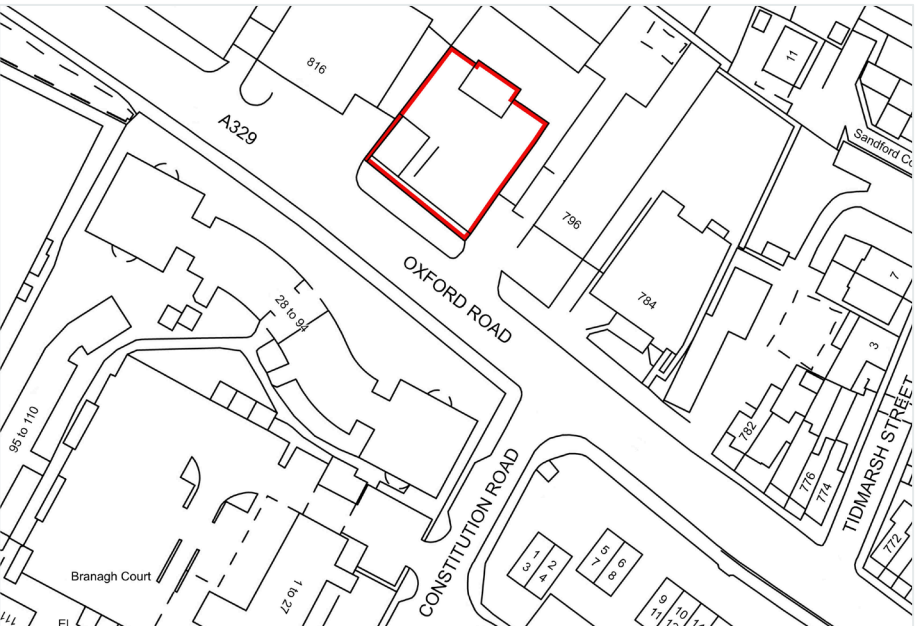
Yard with office/sales building

Located on busy A329 Oxford Road

Close to Halfords, Wickes and B&M

0.16 acres (0.07 hectares)

Available for sale or to let



Total site area
0.16 ac
(0.07 ha)

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



For further details contact:

Jamie Johnson 07384 115718
jamie.johnson@rapleys.com

Mark Frostick 07785 522958
mark.frostick@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.

Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in April 2023.

rapleys.com
0370 777 6292

RAPLEYS