



VANDERWALD

FOR SALE

41 Market Place
Reading RG1 2DE



Vanderwald Estates Ltd
vanderwald.co.uk
info@vanderwald.co.uk
020 8157 7450

Description:

We are happy to bring to market this fantastic opportunity to purchase a large commercial unit in an excellent Town Centre location. The unit comprises two floors, with a good size frontage. The ground floor is approximately 65sqm and the basement is approximately 50sqm. The unit is currently let to The Bag Shop at a rent of £20,000 p.a. The lease reverts on November 5, 2027.

Key Features:

- Tenure – New 125 year lease
- Premises totals 116 sqm / 1,249 sqf
- Current rental income of £20,000 p.a.
- Price: £250,000 ex-vat
- The property is subject to VAT

Location:

Reading is a large town located in the Thames Valley, an hour's journey from London. It is known for its music festival, shopping, and history.

The property itself is in the town centre, near many national and international retailers. It is on the pedestrian boardwalk, in a prime location on the Market Square, just across from the Simeon Monument. It also has a large canopy over the entrance, further adding to its desirability as a commercial premises.

Occupiers close by include L'Occitane, Marks and Spencer, Sainsbury's and many other local and national eateries and retailers.

Please contact us for more photos of the internals of the shop.

Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.



Vanderwald Estates Ltd
vanderwald.co.uk
info@vanderwald.co.uk
020 8157 7450