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Prominent retail premises

19 Church Street

Twyford, Reading, RG10 9DN

Retail

TO LET / FOR SALE

1,000 sq ft

(92.90 sq m)

- Pottery Business For Sale in addition
- Ground floor retail with basement
- Air conditioning
- Prominent positioning
- Superb natural light
- 3 phase power

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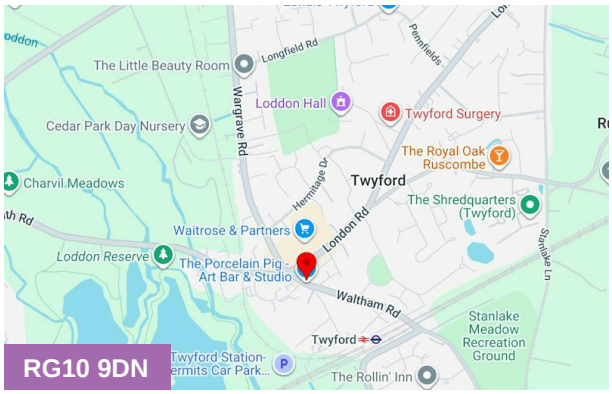
Summary

Available Size	1,000 sq ft
Rent	£27,500 per annum exclusive
Price	£300,000 Long Leasehold.
Rates Payable	£5,730 per annum
Rateable Value	£15,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (84)







Description

19 Church Street is a prominent corner retail unit. The premises comprise a ground floor and a basement. The current layout is tailored towards a pottery business, which is for sale. Excellent natural lighting is provided through the single-glazed windows. The majority of the flooring is wooden, with parts featuring Karndean. One WC and a kitchenette with an air conditioning unit are installed. Gas central heating is also in place. There are two rooms within the basement.

Location

Twyford is located to the east of Reading. The A4 runs close to Twyford, with car travel times to Reading of 15 minutes and to Maidenhead of 20 minutes. In addition to the A4, the M4 can be accessed from the A329 or Junction 8/9 on Holyport Interchange. Twyford Elizabeth Line is a short walk, with frequent trains going to Reading and London. The High Street is around the corner with a mixture of amenities including Waitrose, Twyford Health Club and Costa Coffee.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	243	22.58
Ground	757	70.33
Total	**1,000**	**92.91**

Viewings

By appointment with the agent only.

Terms

The long leasehold of Number 19 Church Street is 999 years from 19 November 2019. The pottery business can also be purchased; negotiations will be conducted directly with the business owner.

Business rates

The tenant is liable for paying business rates directly to the local authority. From April 2027, retail properties will benefit from 100% business rates relief with a rateable value of £18,000 or under.

Car parking

There is no car parking allocated with the property. However, car parking can be provided under a separate license, subject to availability.

Viewing & Further Information



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