



15 Gun Street  
Reading, RG1 2JR

## Prime Reading Restaurant Building Investment for Sale

2,430 sq ft  
(225.75 sq m)

- Busy Location
- Good Transport Links
- Large Alfresco Dining Area
- Quality Tenant in Place

# 15 Gun Street, Reading, RG1 2JR

## Summary

Available Size	2,430 sq ft
VAT	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The premises have recently been let to an experienced Thai restaurateur who is well funded and has a fantastic business track record. Ideal for investor to purchase a safe and good yielding investment in a great location.

## Location

Located on a busy high street in the heart of Reading close to all the major retailers and restaurants and a stone's throw away from the Oracle Shopping Centre. Footfall in the vicinity is high at all times during the day and evening. Transport links are excellent and parking is in abundance closeby.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,500	139.35
Basement	200	18.58
1st	730	67.82
Total	2,430	225.75

## Tenure

The premises are available Freehold with current tenant in place on a 15 year lease from March 2025 subject to 5 yearly rent reviews

## Passing Rent

£56,000pax

## Price

Offers in the region of £850,000 for the benefit of the Freehold

## Licence

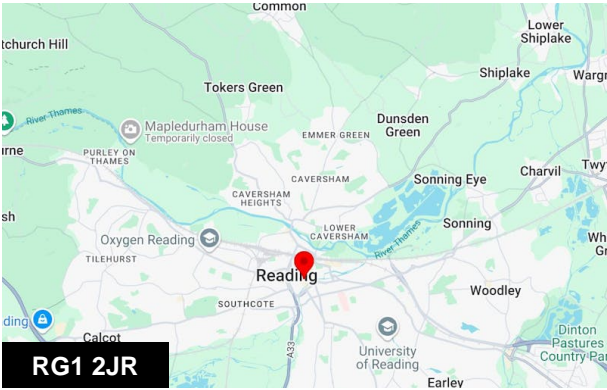
There is a premises license in place allowing the sale of alcohol until midnight every day of the week and late refreshment until 1am.

## Holding Deposit

A holding deposit will be required to secure the property and will grant a period of exclusivity which will be held in the CDG Leisure client account until completion.

## Confidentiality

This sale is highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.



## Viewing & Further Information



**Morris Greenberg**  
0207 100 5520  
morris@cdgleisure.com