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# To Let

## Retail Shop

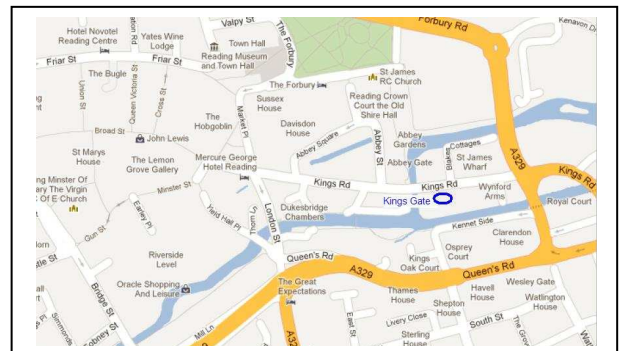
### 102 Kings Road Reading RG1 3BY

#### Refurbished 1000 sq ft approx B1, A1, A2, Uses



#### Situation Post Code RG1 3BY

This double fronted three storey property is situated on the south side of Kings Road, Reading town centre, shown marked blue on the map insert. The property is within a few minutes walk of the main retail heart of Reading. Kings Road is one of the main roads leading in to the centre of Reading. It was previously an office and has been carefully refurbished by the owner. Originally built as offices this property occupies a prominent position with enlarged ground floor space now available to let. This is a prime position within Reading town centre



#### Description

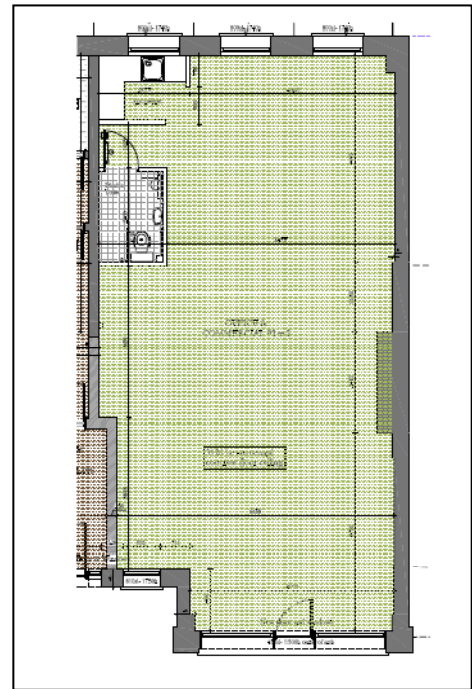
102 Kings Road is the retail ground floor of Asprey Court which is an imposing white stucco faced three storey detached period building with the upper floors used as six residential apartments accessed separately from Kings Road. The area to the right of this entrance forms the retail unit which extends to a depth of almost 46ft. The shop is available for retail fit out and is ideally placed for high quality retail, coffee shop, food retail, and bistro/cafe uses. The shop front is installed but final fit out will be completed by the incoming tenant. The Landlord may offer limited car parking for up to two vehicles subject to the lease terms to be agreed

**Planning Use - Planning Consent Ref 11/00331/FUL (Dec 2011)**

Reading Borough Council has granted planning permission for conversion of the upper parts to create six residential apartments which are retained by the building owner. The property is available for letting as B1 office or A2 (banking, estate agency, travel agents, and similar), or as full A1 retail shopping

**Layout - Gross shop area 1000 sq ft (92 sq m) gia**

The ground floor space is open plan retail, with a centre entrance within a new shop front already installed. The unit is fitted out with two toilets and a kitchenette at the rear, and only requires surface finishing to floor, ceiling and wall coverings, and 2<sup>nd</sup> fix lighting/power. The shop front is 14ft 9in (4.5m) but immediately widens to 15ft 11in (4.86m) and the rear section opening out to 23ft 3in (7.1m). The shop depth is 45ft 11in (14.0m). The floor-ceiling height slab to slab is 10ft 3in (3.12 m). The layout is shown on the insert plan is indicative as the floor area has been further extended, and amended plans will be available on request



The shop unit is available to for immediate letting as a lock up shop subject to proposed use and covenant strength

The Landlord has not elected to tax for vat on this property

**Tenure** The shop will be let on a new full repairing and insuring lease will be offered with a minimum term of 5 years to a maximum 15 years **Business Rates** Awaiting assessment

**Viewing** Accompanied viewing strictly by appointment with the sole agents at all times

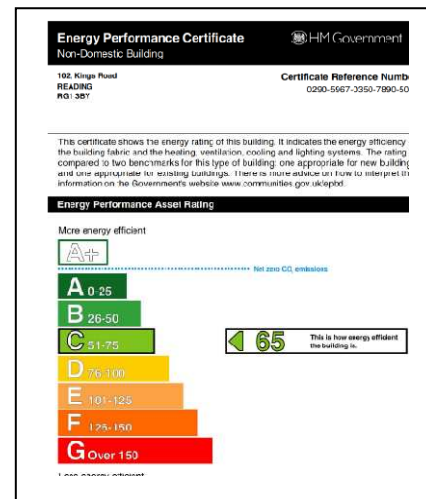
**Rental Guide** Offers - £25,000 per annum  
(No Vat on this rental)

**Further Information or Viewing Contact**

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