



ROBINSON WEBSTER



READING – 1 MILL LANE

A1 RETAIL OPPORTUNITY (SUBJECT TO VACANT POSSESSION)

CAR PARKING AVAILABLE

Location

The subject premises occupy a prominent roadside location on the roundabout between Mill Lane and Southampton Street, adjacent to the A33 junction linking Reading town centre with the M4 to London and Bristol.

Located immediately adjacent to **Premier Inn**, the unit is also opposite the Oracle Shopping Centre Car Park and **John Lewis Customer Collection Point**. Parking is available immediately to the rear.

Demise

The property is arranged over ground floor only providing the following approximate areas:

Ground Floor:	4,769 sq ft	443.06 sq m
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Tenure

A new 10 year effective FRI lease, subject to an upward only rent review in year 5. Subject to vacant possession.

Rent

£75,000 per annum exclusive.

Rates

Rateable Value:	£49,000
Rates Payable (18/19):	£23,520 p.a.

Interested parties are advised to make their own enquiries to the Local Authority.

EPC

Available upon request.

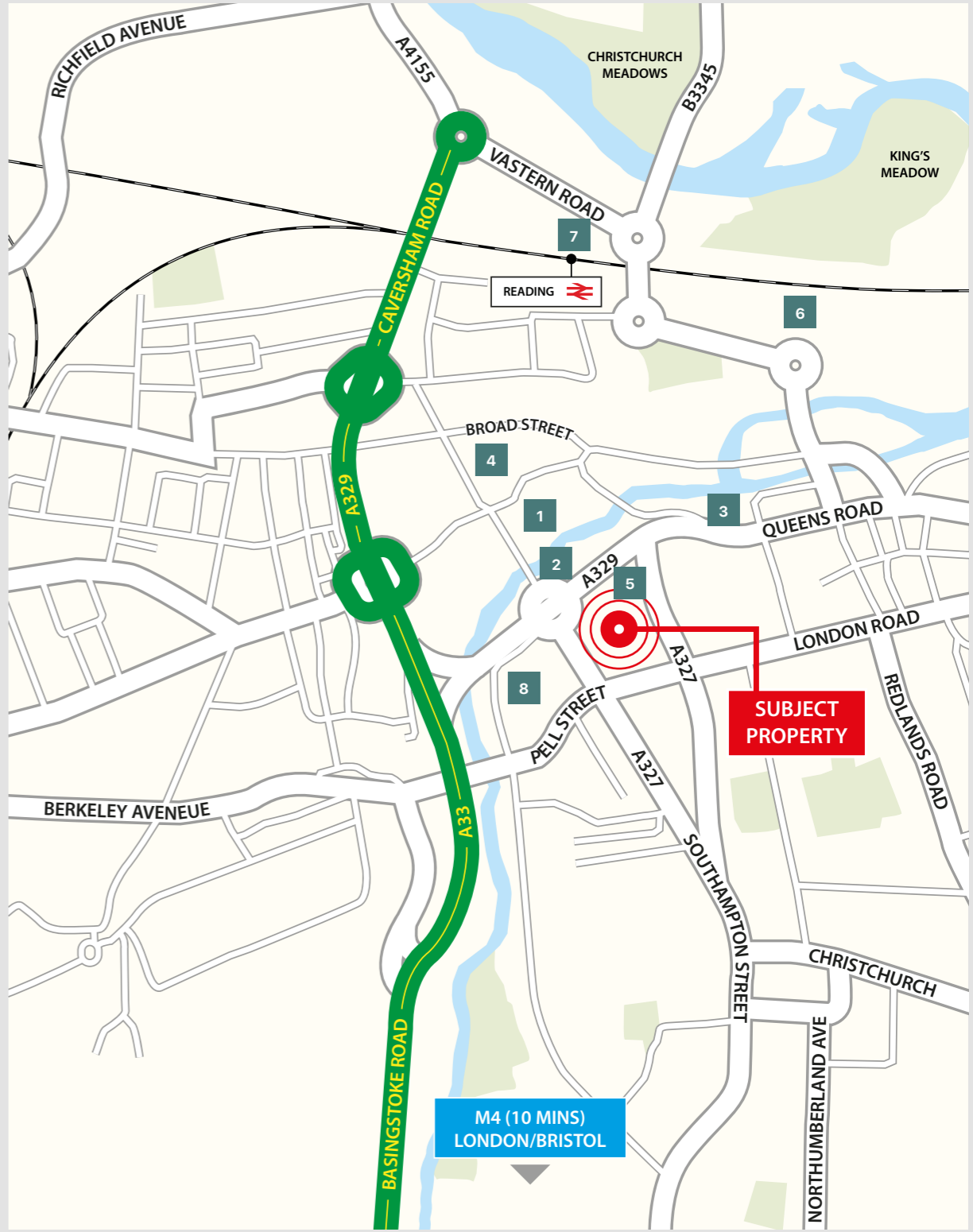
Further Information

For further information or to arrange a viewing please contact:

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KEY

1	ORACLE SHOPPING CENTRE	5	JOHN LEWIS CUSTOMER COLLECTIONS
2	ORACLE CAR PARK	6	FORBURY RETAIL PARK
3	ORACLE RIVERSIDE RESTAURANTS	7	CROSSRAIL
4	BROAD STREET	8	THE ANCHORAGE OFFICES