

## Location

Reading is the commercial and administration centre in the Royal County of Berkshire. Reading has a catchment population of 692,000 ranking it 21 out of the PROMIS centres. Reading's population is predicted to grow by 14.23% by 2027 which is over 40% higher than the national average (Source: Experian). The University of Reading is also a prominent institution within the town enrolling over 17,000 students. Reading has an affluent catchment, ranking 36 out of the PROMIS centres. This is supported by the towns proportion of socio-economic groups 'AB' and 'C1' (most affluent) making up 67% of the population, whilst the national average is only 53%. (Source: Experian). Reading is located within the M4 corridor, approximately 28 miles south east of Oxford, 4 miles south west of Maidenhead, 18 miles east of Newbury and 35 miles west of Central London. The town enjoys excellent communications with access to Junctions 10, 11 and 12 of the M4 Motorway providing a link with the national Motorway network, Heathrow and Gatwick airports. The town has a direct and frequent train service to London with a fastest journey time of only 28 minutes. Crossrail will open in December 2019 at Reading Station which will provide a direct service to other Central London destinations.

## Situation

St Mary's Butts is situated in the town centre running south-east from the junction of Oxford Road and Broad Street to Bridge Street. The property is situated on the north east side of St Mary's Butts, approximately 25 metres south east of the junction with Oxford Road and Broad Street. The property lies in close proximity to the prime retailing facilities of Broad Street and is situated immediately opposite Broad Street Mall being in a good secondary retail pitch, interspersed with a number of national multiples including CAFÉ NERO, MILLETS, MORRISONS and a number of A3 operators including PIZZA EXPRESS, ASK ITALIAN and BURGER KING.

## Description

The property was redeveloped in 2007 in a contemporary style. The building is arranged over basement, ground and first floors being of steel frame construction with brick and block walls under a flat roof. The building benefits from a glazed frontage incorporating a small external terrace area. Natural light is provided by a number of skylights.

## Town Planning

The property is located within the secondary shopping area and has planning permission for Class A1, A2 and A3 use.

## Tenure

FREEHOLD

## Tenancy

The entire property has been let to AXMAN LIMITED T/A COCONUT BAR AND RESTAURANT on a full repairing and insuring lease for a term of 20 years commencing from the 18th October 2013 being subject to five yearly upward only rent reviews

