

TO LET

5,649 Sq.Ft. (524.79 Sq.M.)



79 Northumberland Avenue, Reading, Berkshire, RG2 7PT

SITUATED WITHIN A LARGE RESIDENTIAL ESTATE

- Return frontage
- Full Width & Height Frontage
- Shop Front Shutters
- Open-Plan Sales Space
- Rear Store & Loading



Reading
0118 402 6893

79 NORTHUMBERLAND AVENUE, READING, BERKSHIRE, RG2 7PT

Location

79 - 89 Northumberland Avenue is situated within a large residential neighbourhood location, to the south of Reading town centre.

Description

The retail unit occupies a prominent position on a well utilised neighbourhood parade of shops, serving the local housing estate.

The property benefits from full width and height glazed, return, frontage. Internally the unit provides open-plan sales area complemented by WC facilities and store / office, suitable for stock, staff facilities or ancillary accommodation to the rear of the property. The property further benefits from access to the rear service area for loading.

The property is well suited to a wide range of retail, food-and-beverage or leisure type occupiers.

Accommodation

	Sq.Ft.	Sq.M.
Grnd Flr Retail Unit	5,649	524.79

Rent

£48,000 Per Annum Exclusive

The above rents is exclusive of business rates, service charge, insurance and utilities, and is not subject to VAT.

Terms

A new Effective Full, Repairing and Insuring Lease is available direct from the Landlord, on terms to be agreed, by negotiation.

Legal Costs

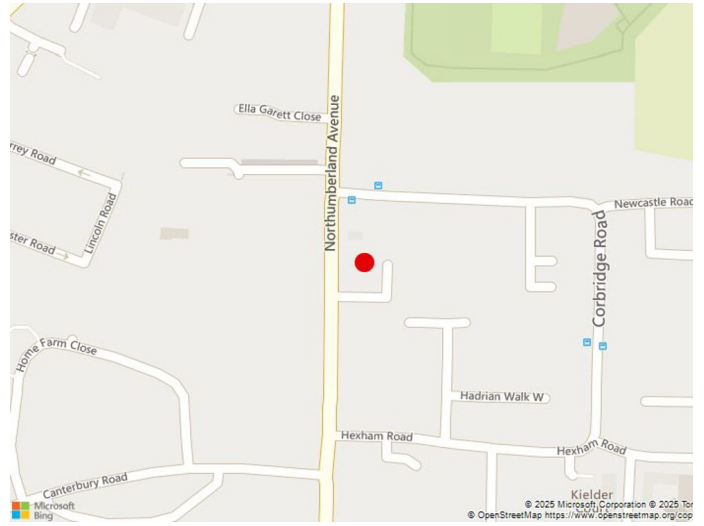
Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

It is understood the property is NOT elected to pay VAT.

Energy Performance Rating

EPC is available upon request



Mitchell Brooks
07818 117021
mitchell.brooks@kemptoncarr.co.uk



Alfie Green
07435 610202
alfie.green@properties.kemptoncarr.co.uk

Viewing Arrangements:

Please contact sole agents for further information.

Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Kempton Carr Croft has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Kempton Carr Croft have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

**KEMPTON
CARR
CROFT**