

# LANSLEY

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## High Street Retail To Let

£1,792 per month

680 sq ft

**10A School Road, Tilehurst,  
Reading, RG31 5AL**



Prominent retail unit with parking in busy Tilehurst location. Suitable for retail, office or service-based operators.

- Prominent roadside commercial premises in Tilehurst
- Approx. 680 sq.ft open-plan ground floor commercial premises to let
- Shared customer parking with neighbouring Post Office
- Strong passing footfall generated by surrounding occupiers
- Excellent visibility within established local shopping parade
- New flexible lease terms available direct from landlord



## Description

A prominent and well-positioned ground floor commercial premises situated within a busy neighbourhood retail location in the heart of Tilehurst, Reading. The property benefits from excellent roadside visibility together with shared customer parking alongside the neighbouring Post Office, helping generate consistent daily footfall from the surrounding residential catchment and established nearby occupiers.

The accommodation extends to approximately 680 sq.ft and provides predominantly open-plan commercial space together with ancillary kitchenette, WC and storage facilities. The premises would suit a wide variety of retail, office, beauty, wellbeing, medical or specialist commercial operators, subject to the necessary consents and landlord approval.

Nearby occupiers include Co-op Food, ASDA Express, pharmacy, barbers, food takeaways, veterinary practice and a range of independent local businesses, creating a strong and established trading environment.

## Location

The property occupies a prominent roadside position on School Road in the popular Tilehurst area of Reading, serving a strong surrounding residential catchment.

Nearby occupiers include Co-op Food, ASDA Express, Post Office, pharmacy, food takeaways and a range of established independent retailers and service-based businesses, generating consistent local footfall and passing traffic.





## Accommodation

Floor/Unit	Description	Building Type	Size	sq ft	sq m	Tenure	Rent
Ground	Ground Floor Retail Unit	High Street Retail	680	680	63.17	To Let	£21,500 /annum
<b>Total</b>			<b>680</b>		<b>63.17</b>		

## Availability

Available Immediately. Subject to Landlord Consent

## Viewings

Strictly by prior appointment through the sole agents - Lansley Commercial

## Summary

- Rent: £1,792 per month
- Service charge: n/a
- EPC: C (71)
- Lease: New Lease
- Terms: 10 years. or 15 year lease

## Contact & Viewings



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