

LANSLEY

Business Sales and Commercial Agents Since 1890

High Street Retail To Let

£1,792 per month

680 sq ft

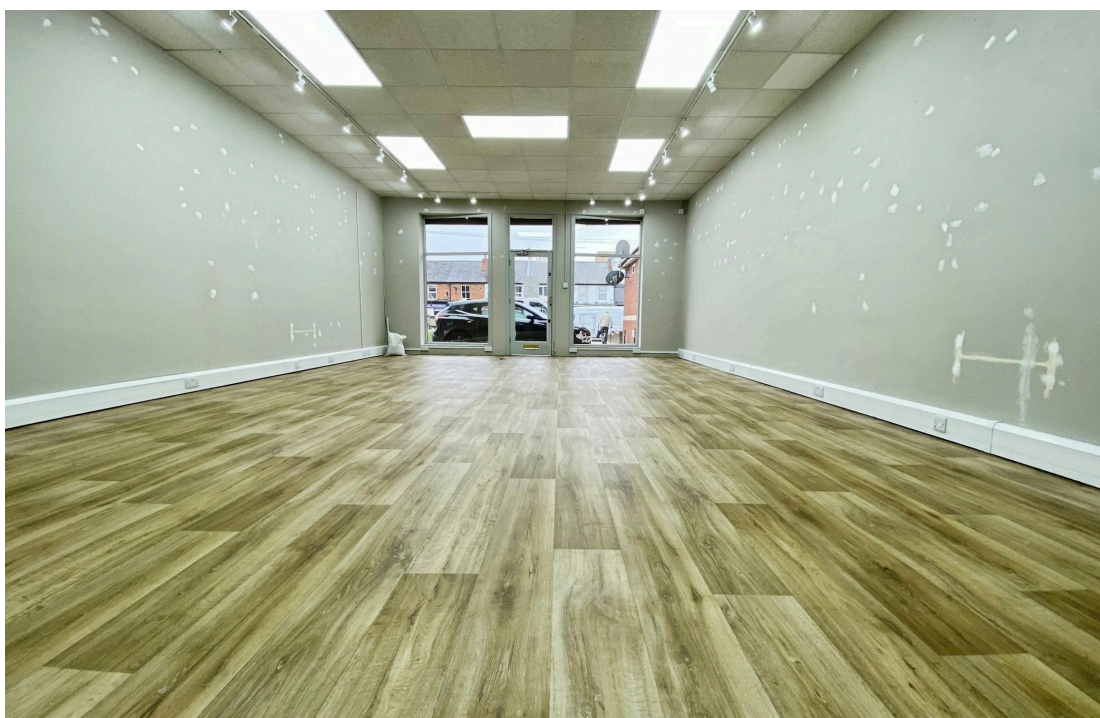
**10A School Road, Tilehurst,
Reading, RG31 5AL**



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

www.lansleycommercial.co.uk/contact-us



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.

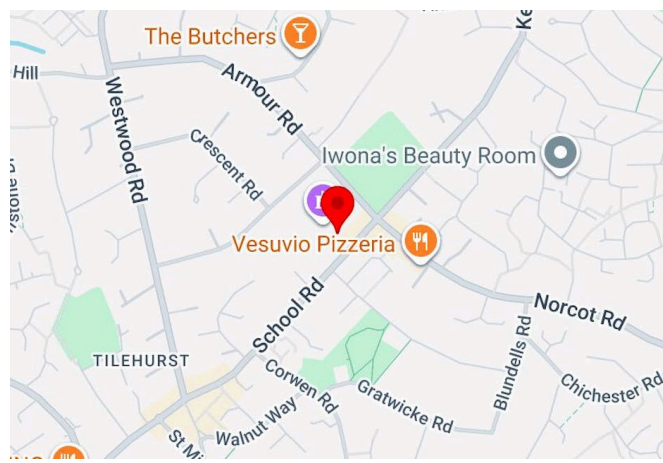
Nearby occupiers include Co-op Food, ASDA Express, pharmacy, barbers, food takeaways, veterinary practice and a range of independent local businesses, creating a strong and established trading environment.

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	Floor Retail Unit	High Street Retail	680	680	63.17	To Let	£21,500 /annum
Total			68063.17				

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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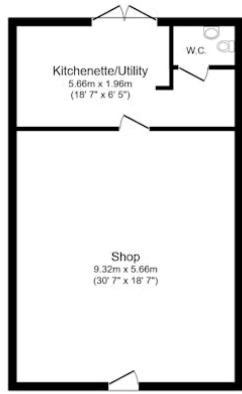
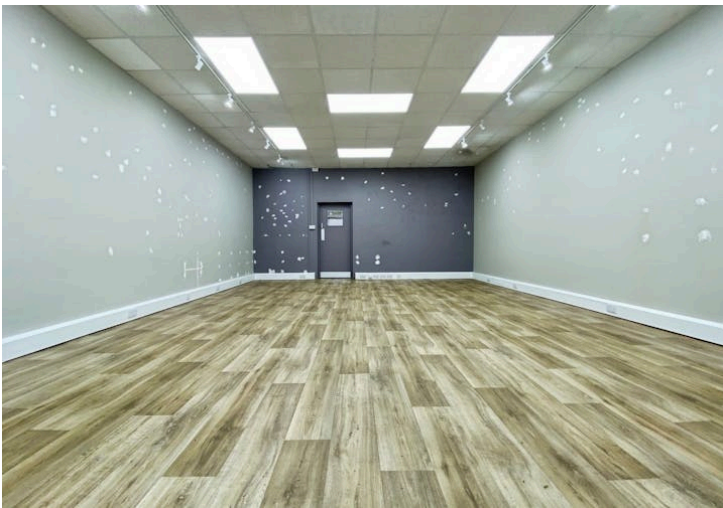

 Wayne Biehn
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These particulars are provided by the vendor and are believed to be correct, but their accuracy cannot be guaranteed. They do not form part of any offer or contract.

All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

Unless otherwise stated, all figures quoted are exclusive of VAT.



Ground Floor
Floor area 52.6 sq.m. (566 sq.ft.)

al floor area: 52.6 sq.m. (566 sq.ft.)
Floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error.

