

ATTRACTIVE GRADE II RESTAURANT/GASTRO PUB TO LET



BEAR WHARF, FOBNEY STREET, READING RG1 6BT

- Attractive former brewery building fronting River Kennet and Avon Canal
- Close to the Oracle Shopping Centre
- 110 covers plus 40 covers external
- Arranged over ground, first and second floors
- Rent £75,000pa, lease expiry 2027
- Midnight premises licence
- High quality fixtures and fittings

The restaurant has closed for business

OFFERS INVITED for the leasehold interest, fixtures and fittings

Subject to Contract

COUNL203

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Location

Reading is a large town in Berkshire, population approximately 318,000.

The restaurant comprises an attractive former brewery building in a secluded riverside location, situated nearby the Oracle Shopping Centre.

Description

A beautiful red brick building comprising the Old Reading Brewery arranged over ground, first and second floors. External seating to front for 30-40 covers.

Ground	Open plan seating for approximately 40 covers with a single bar servery, ancillary storage and rear access to the external yard to one side and disabled WC to the other.
First	Provides seating 36 covers, fish display and trade kitchen.
Second	Provides a further 30 covers and customer WCs, manager's office, staff changing, cold storage and ancillary storage. Two-part mezzanine used for plant.

Tenure

Held leasehold for a term of 25 years expiring April 2027. The rent is £75,000pa subject to the next rent review in 2022.

User – Class A3 of the Town and Country Planning (Use Classes) Order 1987 as amended.

Floor areas *(very approximate, for indicative purposes only)*

Ground	1,500 sq ft
First	1,500 sq ft
Second	<u>1,300 sq ft</u>
TOTAL	4,300 sq ft

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Licensing

The property is permitted to sell alcohol between the hours of 10am-Midnight Mon-Sun.

Planning

The property is Grade II listed and not located in a conservation area.

Rating Assessment

The property is listed as "restaurant and premises" with a rateable value of £77,000 with effect from April 2017.

Viewing

The property is closed and therefore viewings by appointment only.

For further information and to arrange a viewing please contact Matthew Englander or Richard Negus on -
Tel: 020 7836 7826 or Email: Matthew.Englander@agg.uk.com / Richard.Negus@agg.uk.com

EPC

An EPC report is available upon request.