

## 3,600 sq ft RIVERSIDE RESTAURANT ORACLE, READING



### STREET BURGER, RIVERSIDE, THE ORACLE SHOPPING CENTRE, READING RG1 2AG

- Riverside restaurant in successful regional shopping centre
- Extensive frontage providing 112 covers & 12 external covers
- 3,600 sq ft on mainly ground floor with high ceilings
- Fully fitted to high standard – Closed for business
- Lease expires 2036 – Rent £150,000 pa

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**SUBJECT TO CONTRACT** sole selling rights

COUNL466

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • [www.agg.uk.com](http://www.agg.uk.com)  
Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS  
R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

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### Location

Oracle is the leading regional shopping centre in the Thames Valley offering some 80 shops over two levels in a covered mall and some 20 bars and restaurants situated outside either side of the River Kennet. The Oracle includes 2 department stores; John Lewis and Next, as well as a Vue Cinema (11 screens). Parking for 1,600 spaces over seven floors.

The restaurant is located on the south side of the river in between Zizzi and Las Iguanas. Other operators nearby include: Vue Cinema, Wagamama, Marugame Udon, Nando's, Miller & Carter, Cote, Five Guys, Comptoir Libanais and Pizza Express

### Description

Modern riverside restaurant in successful regional shopping centre arranged on ground floor and part mezzanine, with extensive frontage (quadruple shop front), and outside seating.

### Accommodation

Large open dining area with tall ceiling providing 112 covers internally and 12 external covers. Bar area close to entrance, wheelchair friendly WC, large trade kitchen with mechanical extraction, storage, plant, rear emergency access to refuse storage.

Stairs to first floor mezzanine to customer toilets, staff WC and manager's office.

Restaurant is fully fitted to a high standard.

**Floor Area** (areas not measured and deduced from VOA website, therefore for information purposes only and not to be relied upon)

Ground Floor	3,000 sq ft
Mezzanine	650 sq ft

NB: The floor areas set out 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 their own measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

### Tenure

Lease dated 16th June 2022. Term of 15 years from 24th August 2021 at a passing rent of £150,000 per annum. Lease is outside the security of tenure sections of the Landlord & Tenant Act 1954 (Part II).

User – high quality burger restaurant with ancillary sale of alcohol, or such other use that does not conflict with the principles of good estate management / landlord's tenant mix policy.

Landlord has a right of pre-emption on assignment. Service charge payable – circa £38,520 annually

### Services

We are advised that the property is connected to all mains services.

### Licensing

Licensed to sell alcohol from 10:00hrs until 00:00hrs.

Premises to operate as a restaurant with waiter/waitress service to persons seated taking a table meal, and alcohol to be ancillary to their meal. No vertical drinking permitted at the premises.

### Planning

From enquiry of the Reading Borough Council, we have established that the property is neither statutorily listed nor situated within a conservation area.

### Rating Assessment

The property is listed as a Restaurant and premises and has a rateable value of £130,000 wef 1<sup>st</sup> April 2023..

## Exclusions

The name of the restaurant and anything uniquely associated with the brand name, electronic tills and computers, stock, smallwares and personal effects of the staff

## EPC

Available on request

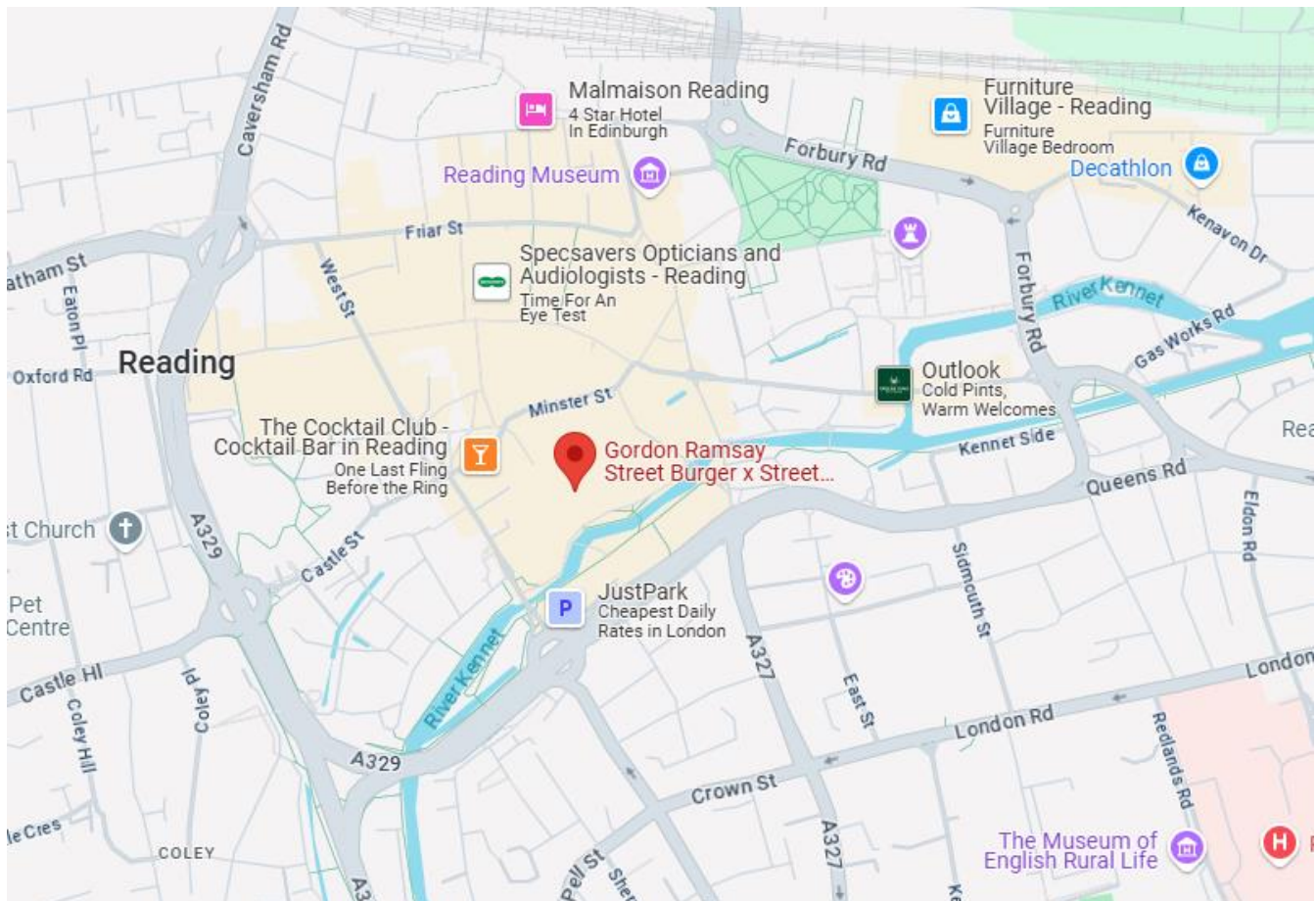
## Viewings & Further Information

The business is currently closed.

For further information and to arrange an inspection, please contact Richard Negus on Tel: 07850 642808 or email: [richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com)

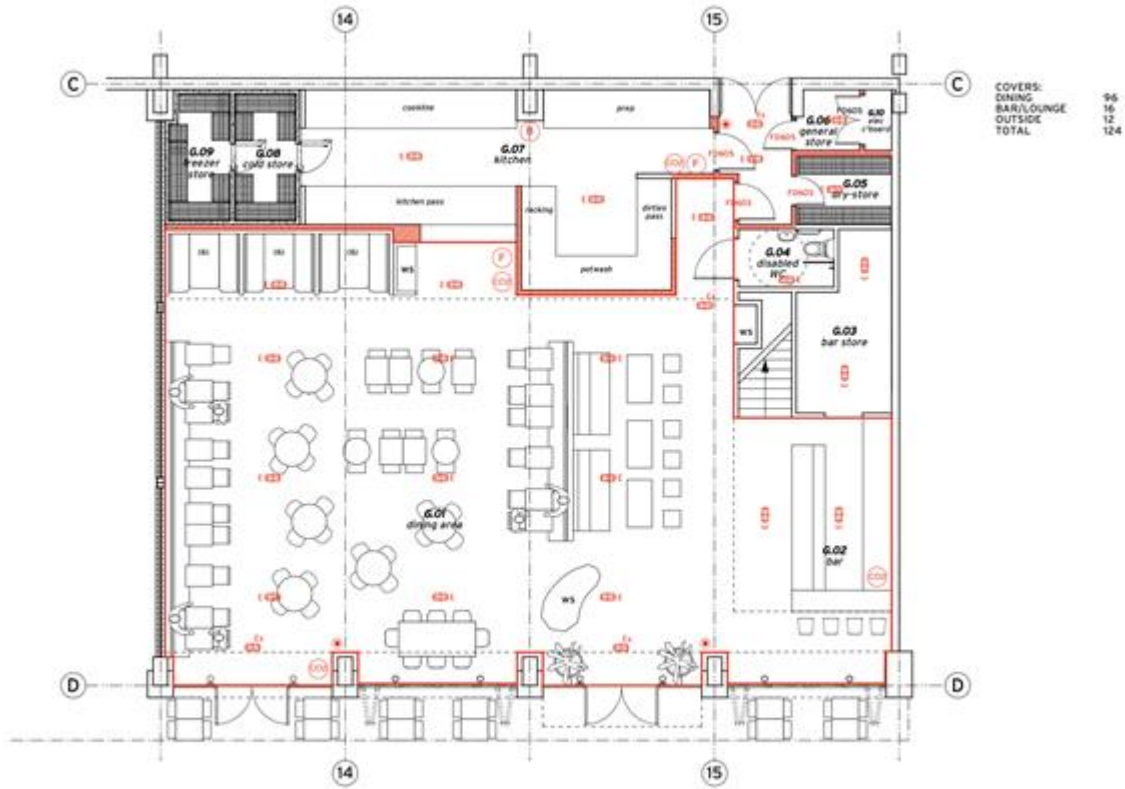
## Location Plan

[Link to Location Map](#)



Source: Google Maps. Not to scale - Provided for indicative purposes

## Floor Plans



Not to scale – provided for indicative purposes only.