

DESTINATION PUB RESTAURANT FOR SALE READING RETAIL PARK – POTENTIAL FOR OTHER USES



VICTORIA CROSS, UNIT B2, 350 BASINGSTOKE ROAD, READING RG2 0NT

- Prominently situated on busy road
- 7,500 sq. ft modern pub restaurant
- 230 internal covers and 78 external – High ceiling
- Fitted out to high standard – open & trading
- Leasehold – May suit other uses (STP)

LEASEHOLD INTEREST AVAILABLE FOR ASSIGNMENT OR POTENTIAL FOR NEW LEASE SUBJECT TO CONTRACT - Sole Selling Agent

COUNL493

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Location

Prominently located on Basingstoke Road in the south-east of Reading, approximately two miles south of Reading town centre.

The property sits within a well-established retail park and commercial area with strong road visibility to the busy Basingstoke Road, and excellent connectivity to the A33 providing direct access to the M4 motorway and wider regional road network.

The Gate Retail Park is located half a mile to the south and is where McDonald's, Nando's, Wingstop, Popeyes and Spud Kingz are located.

Reading railway station is located approximately 2.5 miles to the north.

[Link to Street View](#)

Description - <https://www.hungryhorse.co.uk/pubs/berkshire/victoria-cross>

Occupies a modern commercial design unit built with a mix of brickwork and metal cladding, arranged mainly on ground floor with a small mezzanine, the property provides a spacious open-plan trading area. 230 internal covers, 78 external covers. The premises are fitted out to a high standard and are open and trading.

Ground – trade area, trade kitchen, male and female customer toilets, beer cellar, office, staff room and WC, plant room, bar servery, wash up room, spirit store, plant room, wheelchair friendly WC, children's play area.

Mezzanine – dining / function area 40 covers, store and AHU room.

Floor Area 7,426 sq. ft (provided by landlord and not measured)

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.

Services

The property is believed to be connected to all mains services.

Licensing

Permitted to sell alcohol 10am-midnight seven days a week.

Planning

The property is not listed and not in a conservation area.

Rating Assessment

Listed as a public house and premises with an RV of £85,000 w.e.f. from April 2026.

Tenure

Our client holds a leasehold interest expiring November 2045 at a passing rent of £192,000 pa subject to RPI reviews (capped and collared 1-3% annually) every five years, the next review being 2025.

The lease provides a tenant break November 2030. Our client is happy to assign their lease but would like to surrender the lease before the tenant break and offer a new occupier to the landlord to take a new lease on terms to be agreed.

User: restaurant, pub or bar together with ancillary items within Use Class A3 and or A4 of the TCP Use Classes Order 1987. Service charge is payable.

EPC – Rating A – [Link to EPC](#)

Excluded

The Hungry Horse brand name and anything uniquely associated there with, tills, computers, leased equipment, stock, smallwares and personal effects of the staff.

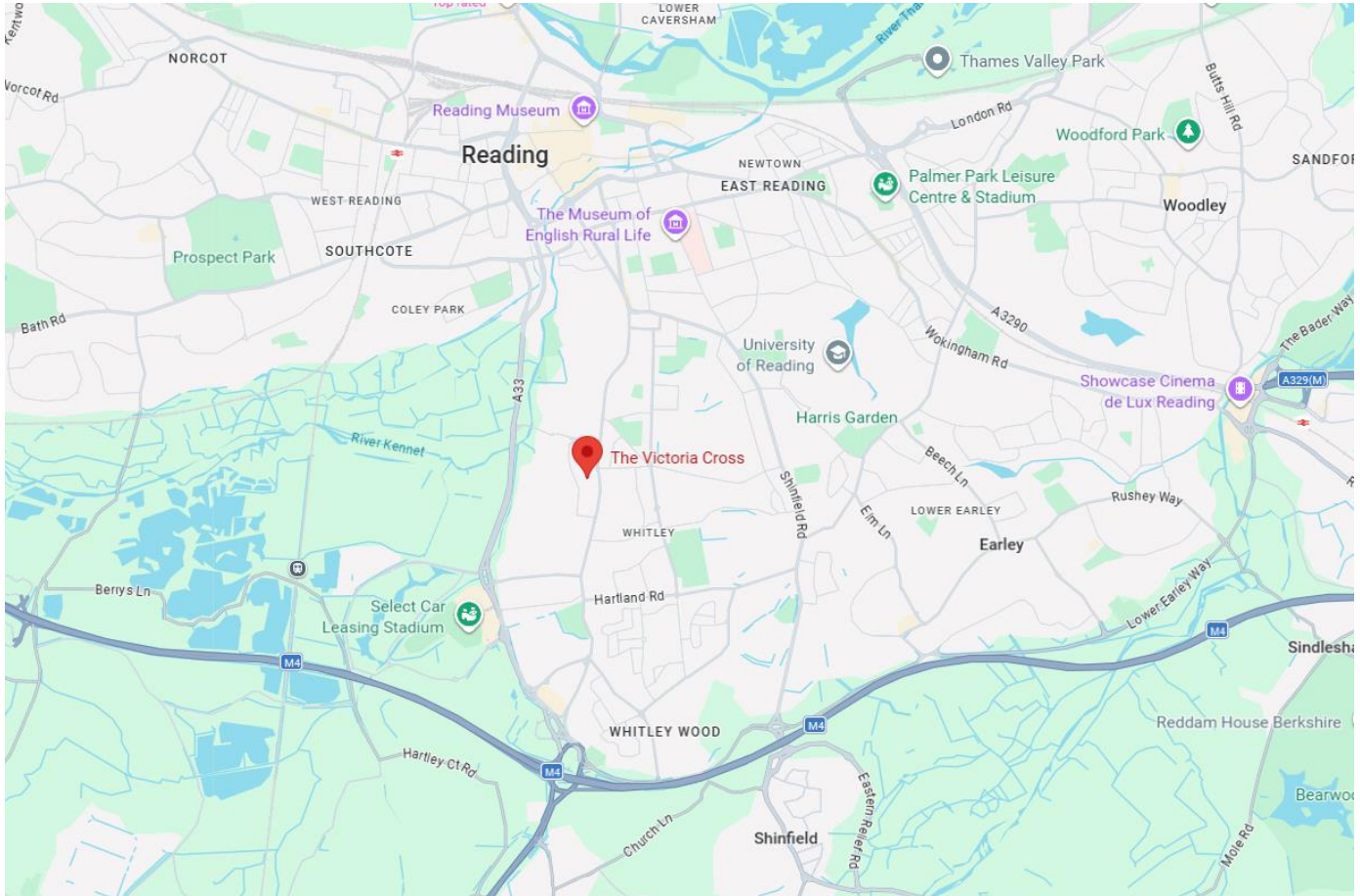
Money Laundering

Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Further Information & Viewings

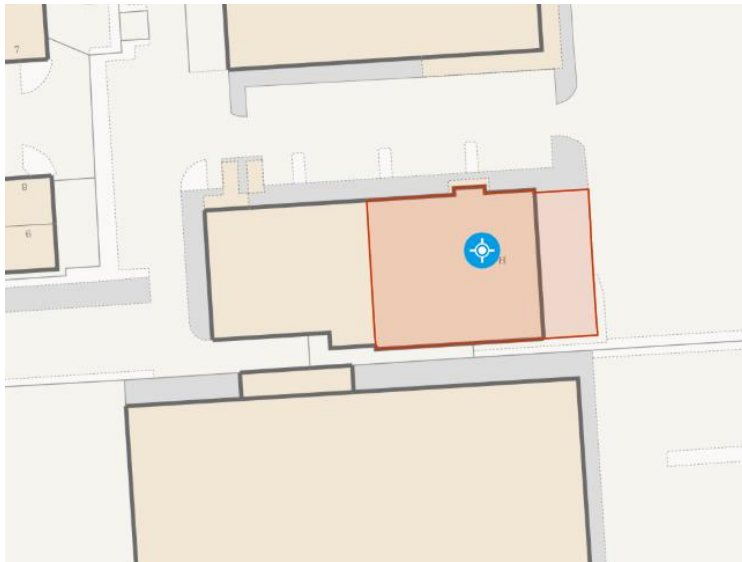
For further information or to organise a viewing, please contact Eren Gurpinar on Tel: 07798883695 or Email: eren.gurpinar@agg.uk.com or Richard Negus on Tel: 07850 642808 or Email: richard.negus@agg.uk.com

Location Plan - [Link to Location Map](#)



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

Site Plan



Source: Nimbus. Not to scale - provided for indicative purposes.

Floor Plan

