

**10-12 & 14-16 Oxford Road
Reading Berkshire
RG1 7LA**



**TWO DOUBLE FRONTED RETAIL UNITS OF APPROX. 6,531 SQ FT
TENANTS BEING CREAMS & THE FOOD COURT
TOTAL INCOME £130,000 PA WITH REVIEWS IN 2026
SITUATED OPPOSITE BROAD STREET MALL
READING MAINLINE STATION IS 0.4M
OFFERS AROUND £1,710,000 LEASEHOLD**

Location:

Reading, considered to be the capital of the Thames Valley, is a large affluent town in the county of Berkshire. Situated 38 miles west of Central London, 25 miles south of Oxford and 18 miles North of Basingstoke. Reading is the region's main commercial centre and the focal point for economic growth along the M4 corridor.

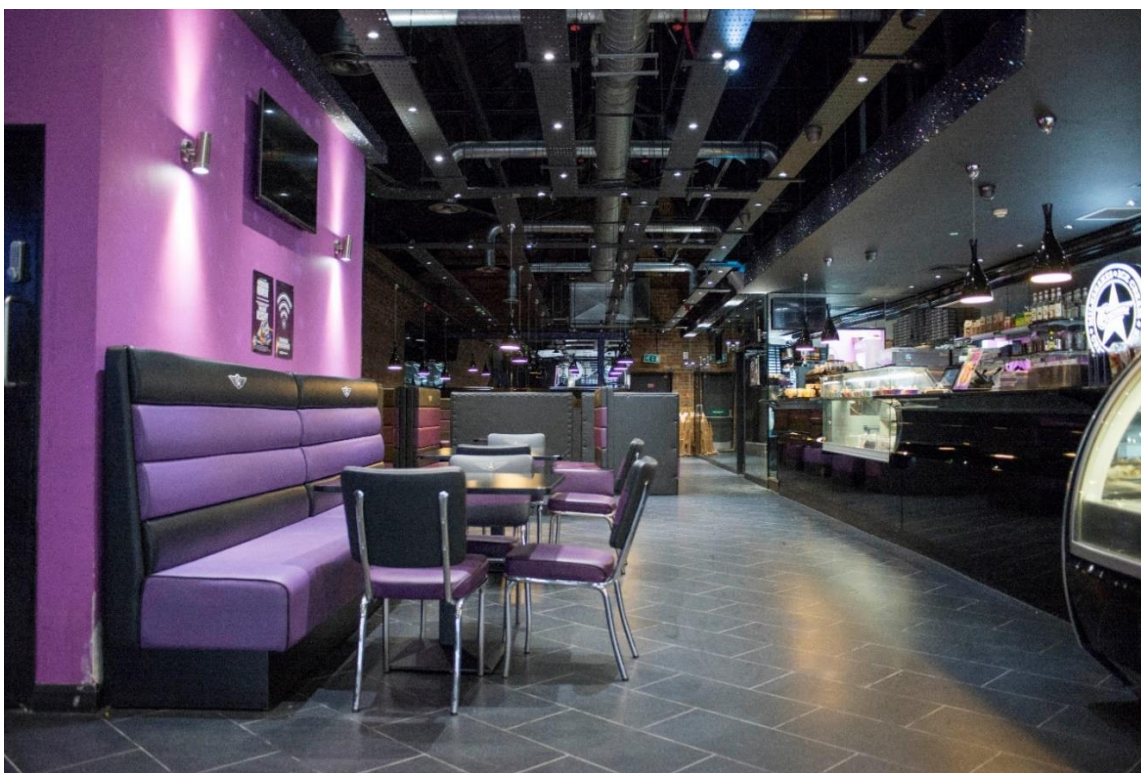
Reading has also benefitted from Crossrail, with access to Bond Street in 53 minutes, Liverpool Street 61 minutes and Heathrow airport 28 minutes. It is predicted that the opening of the line will further enhance the town's position as one of the South East's main transport hubs.

[10-16 Oxford Rd - Google Maps](#)

[Street View - Google Maps](#)

Situation:

The town's value-led retailing is located within Broad Street Mall at the western end of Broad Street on Oxford Road, with its primary entrance opposite the subject properties. The centre comprises approximately 400,000 Sq ft and is anchored by TK Maxx and Wilkinson's. Other key retailers include Argos, Pure Gym, Metro Bank, Poundland, New Look, Footlocker and Superdrug



Description:

The McIlroy Department Store is one of Reading's most historic landmarks, the property once known as the 'Crystal Palace of Reading' was built in 1903. In 1955 the Department Store ceased trading and has subsequently been split into well configured retail units arranged over ground and basement floors. Numbers 10/12 & 14/16 sit to the beginning of the parade with adjacent occupiers including: Corals, Tesco, BHF & Sue Ryder.

User:

We believe the premises fall under Class E of the Town & Country Planning (Use Class) (Amendment) Order 2005.

Accommodation:

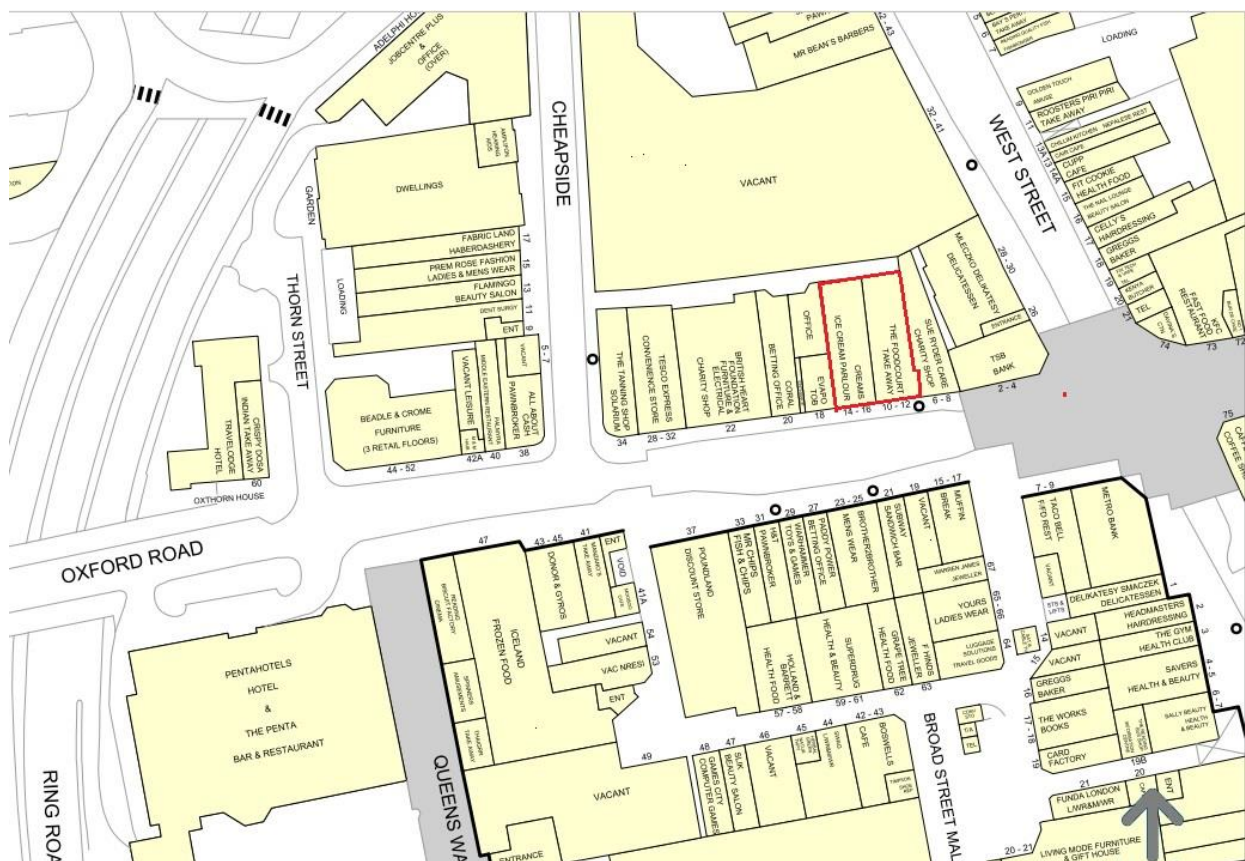
The property offers the following (NIA) approximate dimensions: -

	10-12 Oxford Road (The Food Court)		14-16 Oxford Road (Creams)	
	Sq Ft	Sq M	Sq Ft	Sq M
Basement	0	0	1024	95.13
Ground Floor	2735	254.08	2772	257.53
Total	2735	254.08	3769	352.66

Tenancy Schedule:

Address	Tenant	Start date	End Date	Reviews	Breaks	Passing Rent
10-12 Oxford Rd	MazRG1 t/a Food Court	28/05/2021	27/05/2031	27/05/2026	27/05/2026	£62,500
14-16 Oxford Rd	Atif Superstore t/a Creams	29/09/2021	30/09/2031	01/10/2026	01/10/2026	£67,500

It should be noted that Creams have been in occupation 2014, initially on a sub lease, and was granted a direct lease with the landlord in 2021.



Terms:

Offers are invited in the region of **£1,710,000** for the long leasehold interest. A purchase at this level would reflect a **net initial yield of 7.08%** after allowing for purchaser's standard costs of 5.89%.

The properties may be available separately.

10-12 Oxford Rd £780,000

14-16 Oxford RD £930,000

Tenure

Long leasehold – approx. 998 years unexpired at a peppercorn rent.

EPC:

Energy performance certificate has rating of **B(33)** for 10-12 Oxford Rd & **B(26)** for 14-16 Oxford Rd. A copy of the EPC is available upon request.

Legal Fees:

Each party to bear their own legal costs.

VAT

The property has been elected for VAT purposes. It is anticipated that the investment sale will be subject to VAT unless the sale can be treated as a Transfer of a Going Concern (TOGC).

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