

Freehold Investment Opportunity

Unit 2, Io Trade Centre

Reading– RG30 6AQ

The logo consists of a dark grey square with the letters 'BWP' in a light blue, sans-serif font centered within it.

BWP

Unit 2, Io Trade Centre, Reading, RG30 6AQ – Guide Price £850,000



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Location:

Reading is a large town in Berkshire located on the River Thames and close to the M4 Motorway. It has a significant population and is home to a variety of large companies.

The property is located in the Io Trade Centre on Deacon Way a short drive to the West of the main town centre.

Connections:

Reading is well connected by junctions 10, 11 and 12 of the M4, together with the A329 M to Bracknell, and the A33 to Basingstoke/M3 motorway. The town is serviced by direct trains into London Paddington taking approximately 40 minutes.

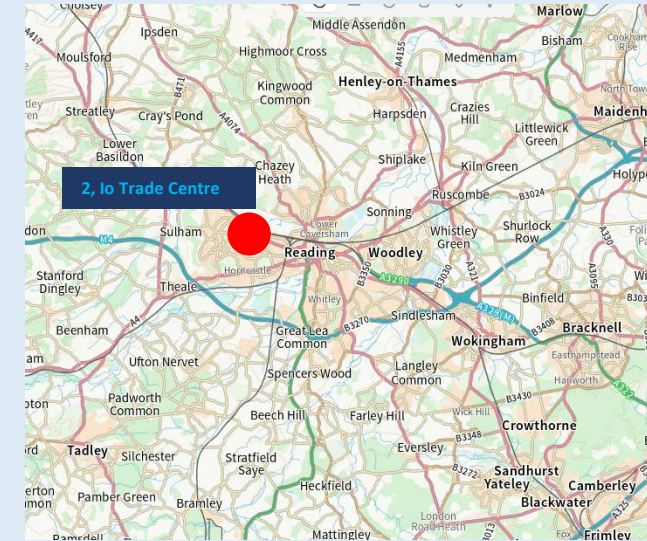
Description:

The property consists of a c. 4,571 sqft steel frame and metal clad light industrial unit occupied by a specialist car transmission servicing business. The ground floor is largely open and used for car servicing, together with a reception. The mezzanine above is used as an office and parts storage.

Minimum eaves height of 6m rising to 8m at the centre together with a full height up and over door. Outside there is a forecourt for up to 9 staff and customer cars.



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Tenancy:

The current owner and occupier of the property is a successful Automatic Transmissions Business called 3D Automatic Transmissions Ltd (Company Number 10675158), who have been in occupation since 2017.

The building will be sold with the benefit of a new 10 year Lease to 3D Automatic Transmissions Ltd at an annual rent of £62,400per annum.

The lease which will be contracted outside of the security of tenure of the 1954 Landlord & Tenant Act, and will include a tenant break and an Open Market rent review on 5th Anniversary.

VAT:

The property is elected for VAT.

Energy Performance Certificate:

The property has an EPC Rating of C. Certificate and report available upon request.

Title Numbers:

BK422834

Title and Title Plan available upon request.

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Areas:

Floor Areas	Sq M	Sq Ft
Ground	369.84	3,981
Mezzanine	54.85	591
TOTAL	424.69	4,571

n.b. areas provided by the Vendor, not verified by BWP Commercial Property.

Business Rates:

The Rateable Value of the property is £51,500. Interested parties should make their own enquiries for the rates payable direct with Reading Borough Council.

Tenure:

Freehold

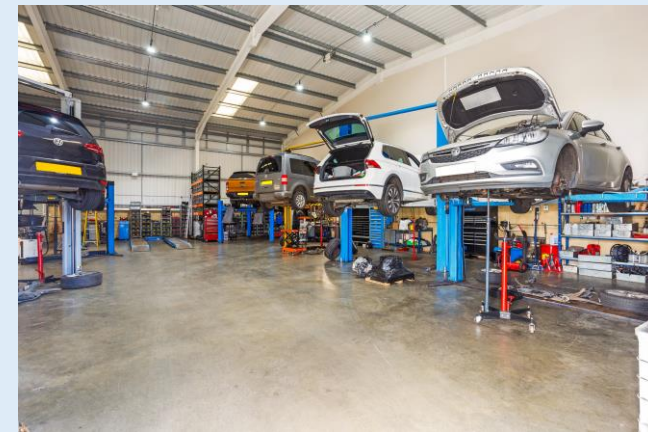
Viewings:

For further information or an appointment to view, please contact Matthew Jackson, Charley Burgess or Iain Duckworth.

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Proposal:

We are instructed to quote a Guide Price of £850,000 for the Freehold interest, reflecting a 6.9% NIY. Subject to Contract.



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