



## Tenure

Freehold.

## Location

Woodley is a busy and popular suburb of Reading, located 2 miles east of the town centre and situated at the beginning of the A329(M), which links to Junction 10 of the M4 Motorway.

The property is situated in a busy local retail parade on the east side of Crockhamwell Road, between its junctions with Library Parade and Arundel Road.

Occupiers close by include Superdrug (adjacent), HSBC, Barclays, Specsavers, Santander, NatWest, Boots, Iceland, Lidl and Waitrose, amongst many others.

### Description

The property is arranged on ground and two upper floors to provide a ground floor shop presently trading as a pizza takeaway and a self-contained maisonette above, accessed from the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	4.85 m	(15' 11")
Net Frontage	4.50 m	(14' 9")
Shop Depth	14.80 m	(48' 7")
Built Depth	17.30 m	(56' 9")
First and Second Floor Maisonette – 4 Rooms, Kitchen, Bathroom		

## Tenancy

The entire property is at present let to PAPA JOHN'S (GB) LIMITED for a term of 15 years from 9th February 2018 at a current rent of £33,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) There is a tenant's option to determine the lease in the tenth year of the term.

## Tenant Information

Website Address: [www.perfectpizza.co.uk](http://www.perfectpizza.co.uk)

For the year ended 25th December 2016, Papa John's (GB) Limited reported a turnover of £56.539m, a pre-tax profit of £5.268m, shareholders' funds of £12.304m and a net worth of £11.878m. (Source: Experian 05.09.2018.)

## VAT

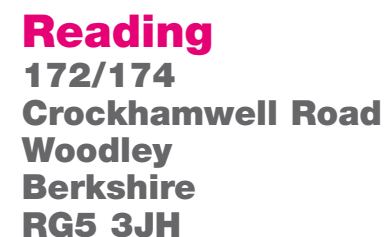
VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Energy Performance Certificate

EPC Rating Range 44-86 Band D-E (Copy available on website).



- **Freehold Shop and Residential Investment**
  - Comprises a shop and a self-contained three bedroom maisonette
  - Entirely let to Papa John's (GB) Limited until 2033 (1)
  - Located in established shopping parade close to Specsavers and Barclays Bank
  - No VAT applicable
  - Current Rent Reserved
- £33,000 pa**

