



MBI Real Estate | Commercial Letting

Restaurant premises available to let

16 King Street, Reading, RG1 2HD

Available immediately subject to contract and landlord consent

Highlights

Leasehold units to be redeveloped and refurbished to a shell specification

Subject to vacant possession, planning and practical works to an agreed specification

Prime town centre leisure and retail location

Adjacent to **The Oracle Shopping Centre** and within walking distance of the £950m redeveloped train station and **Hexagon Theatre**

Overlooking **The Oracle Riverside** Leisure Circuit with frontage to King Street, adjacent **The George Hotel**

Various size options available from c.2,500 sq ft 'E' Class (including restaurant and retail)

Planning consent was granted in 2019 for A3 and D1 use classes (**restaurant and medical**)

7,772 sq ft space available fronting King Street

7,642 sq ft lower ground floor with frontage to Yield Hall Place and facing The Oracle Riverside

Viewings available shortly and upon request of the agent

Note that an established and liquid covenant strength is required (new limited company's and new brands are unlikely to be considered to be acceptable unless in exceptional circumstances at the discretion of the landlord)



**Prime town centre
Variety of uses**

Summary

New scheme with a variety of sized units available to an agreed specification

Prime town centre

Adjacent The Oracle Shopping Centre and Riverside Leisure Circuit

Wide frontage onto King Street and Yield Hall Place

Further information

MBI has signed the Conflict Avoidance Pledge and therefore act with the upmost integrity in handling all instructions in a transparent manner and to proactively avoid conflict. The value of collaborative working with a commitment to resolving any issues early. As such, parties are requested to provide full details upon submission of any offer so that relevant checks can be made, followed by full heads of terms in draft for all parties to consider in their own time and with professional advice as required.

Floor plans and technical information is available on request to fully disclosed parties and are to be held and treated in strict confidence.

Regulatory compliance

The Money Laundering Regulations 2003 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity. MBI (Surveyors) Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute (nor in part of) an offer or contract;
- ii) all descriptions, dimensions, reference to condition, permissions for use / occupation and other details are given in good faith and believed to be correct - not to be relied upon as statements of fact and should be inspected by themselves;
- iii) no person in the employment of MBI has any authority to make or give any representation or warranty whatsoever in relation to this property.

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