

R1 Riverside, The Oracle, Reading RG1 2AG

RESTAURANT / BAR OPPORTUNITY

RE-AVAILABLE DUE TO ABORTIVE NEGOTIATIONS – OPPOSITE NEW HOLLYWOOD BOWL (OPENING IN SPRING 2025)



LOCATION

The Riverside is Reading's most dominant restaurant and leisure destination anchored by **VUE Cinema**, with other operators such as **Wagamama**, **Marugame Udon**, **Las Iguanas** and **Nandos** in close proximity to the unit.

A new 40,000 sq ft **Hollywood Bowl** will open opposite in Spring 2025, which will further enhance this location.

R1 lies at the heart of the Riverside as well as being opposite the Riverside Car Park. The River Kennet provides an attractive backdrop to the unit which benefits from some external seating to the side terrace at first floor level and potentially to the front of the property, subject to landlord agreement.

ACCOMMODATION

The property is comprised over ground and first floors with some outdoor seating area available. The property provides the following approximate floor areas: -

Ground Floor:	2,311 sq ft	214 sq m
First Floor Anc.:	2,390 sq ft	222 sq m

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

SERVICE CHARGE

Approximately £61,100 per annum.

RATING

The property is assessed for rates as follows:

Rateable Value 2024:	£159,000
UBR 2024/25:	54.6p
Estimated Rates Payable:	£86,814 pa

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

INSURANCE

£2,947 per annum.

EPC

Available on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

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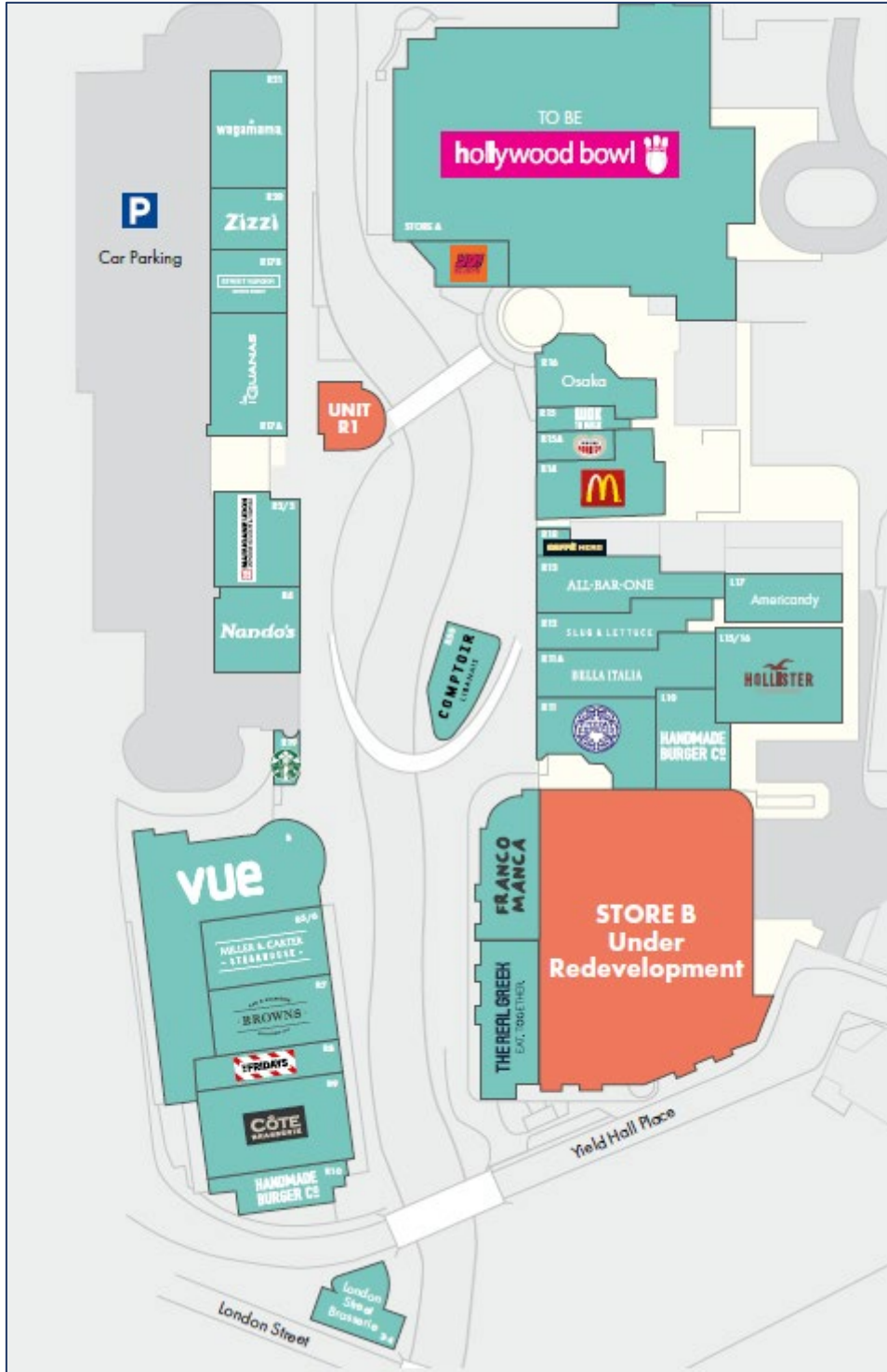
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Date: June 2024

Leasing Plan - Extract



Date: June 2024