

## The Earley Retreat

Chalfont Close, Lower Earley, Reading, Berkshire, RG6 5HZ



### To Let at Nil Premium Rental Offers Invited Sole Letting Agent

- Fully licensed public house with ancillary living accommodation
- Situated on a mixed use development in a densely populated suburban area
- Large ground floor Gross External Area of around 4,105 square feet
- Available by way of a new sublease with terms to be agreed

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## **Location**

Lower Earley is a densely populated suburb which falls within the Reading/Wokingham Urban Area. It is located around 4 miles south east of the town of Reading and 5 miles north west of the town of Wokingham. It has a population of around 31,000 residents and benefits from strong transport links into Reading and London.

The property forms part of a large mixed use development which consists of an Asda superstore, church, doctors surgery, bank, estate agent and some other professional service providers. To the rear of the site is the Loddon Valley Leisure Centre which comprises of a swimming pool, 10-court sports hall, squash/tennis courts and a cafe. There is another mixed use development located nearby which includes McDonald's, Iceland, Pets at Home, M&S Food Hall and a Toby Carvery.

## **Accommodation**

The Earley Retreat is a part two storey attached property of brick construction beneath a variety of pitched and hipped tiled roofs with extensions to the side.

The ground floor trading area is styled traditionally throughout and comprises of an open plan bar/restaurant area for circa 70 covers. Ancillary trade areas include customer WC's (including disabled), good sized catering kitchen, store/office and a cool room located at basement level together with associated stores.

The private accommodation is situated on the first floor and comprises of two separate flats. Flat 1 comprises of a studio flat with a bathroom and a kitchen and Flat 2 comprises of three double bedrooms, lounge and a bathroom.

Externally there is a good sized trade garden for circa 40 covers and a smoking solution with a separate access to the side of the property.

The property also benefits from the use of a shared car park which forms part of the mixed use development.

**The pub has a ground floor Gross External Floor Area of around 4,105 sq ft and sits on a plot size amounting to 0.13 acres.**

**The Earley Retreat will appeal to local, regional and national public house operators as well as restaurateurs.**



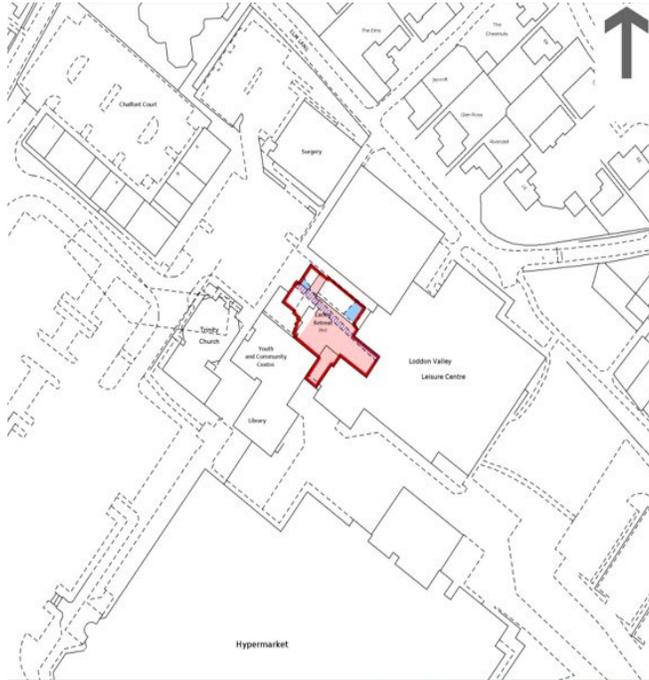
☎ 020 7557 7844

[london@jamesabaker.co.uk](mailto:london@jamesabaker.co.uk) [www.jamesabaker.co.uk](http://www.jamesabaker.co.uk)

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## **General Information**

### **Rating**

The current Rateable Value is assessed at £38,500.

### **Licences**

It is understood that the property currently possesses a Premises Licence. Further details are available on request.

### **Services**

We are verbally advised that all mains services are connected to the property.

### **Trading**

The premises are currently closed for trading.

### **Tenure**

The premises are available either by way of a new sublease at a rent and terms to be agreed subject to landlord's consent or assignment of the existing lease. Rental incentives may be available subject to status. The property is let for a term of 60 years from 9<sup>th</sup> October 1987 expiring on 8<sup>th</sup> October 2047. The lease is full repairing and insuring with 5 yearly rent reviews. The passing rent is £40,000 per annum.

### **Fixtures and Fittings**

The letting of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded, leased or items owned by third parties will be excluded.

### **Energy Performance Certificate**

An EPC has been requested.

### **VAT**

VAT will be applicable on the rent.

### **Money Laundering Regulations**

As part of our obligations under the UK Money Laundering Regulations 2017, James A Baker will require any purchaser/tenant to provide proof of identity along with any other required documents.



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## Agent Details

For further details please contact



**William Baker BSc (Hons)**  
**Agency Surveyor,**  
**07415716580**



**william@jamesabaker.co.uk**

## Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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