

lot 10

27 Kings Road
Reading, Berkshire RG1 3AR

Rent
£292,860
per annum
exclusive

Freehold Office/Residential Investment

- Entirely let to Xafinity Solutions Limited
- Prominent town centre location
- Nearby occupiers include BDO Stoy Hayward, Valuation Office Agency and Reading Central Library
- On-site car parking
- Suitable for alternative uses subject to consent
- Six Week Completion Period Available

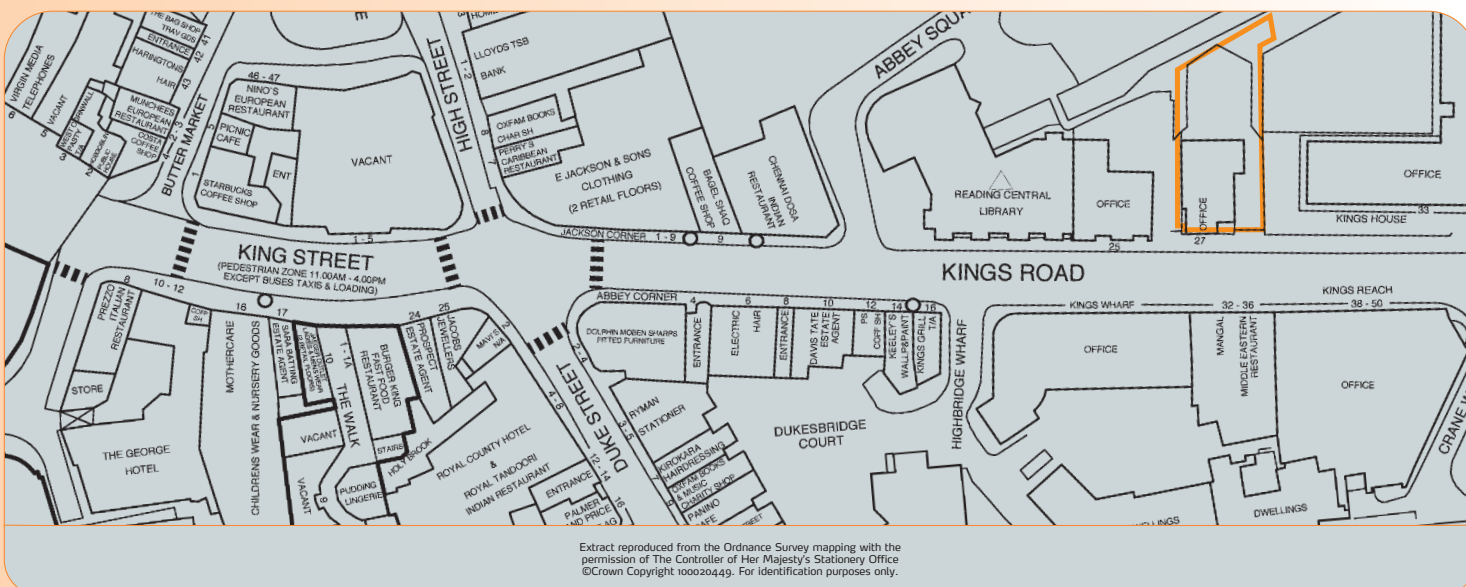
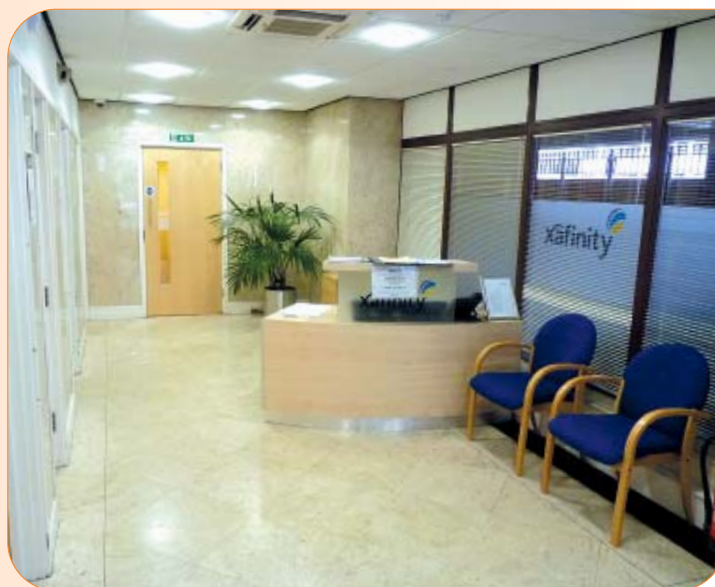


On behalf of
Joint LPA
Receivers

Edward
Symmons

lot 10

Rent
£292,860
per annum
exclusive



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Location

Miles: 27 miles south-east of Oxford
40 miles west of London
Roads: A329, A4
Rail: Reading (30 minutes to London Paddington)
Air: London Heathrow

Situation

The property is situated on the northern side of Kings Road, approximately 500 yards from Reading town centre. Nearby occupiers include BDO Stoy Hayward, Valuation Office Agency and Reading Central Library.

Description

The property comprises office accommodation over ground and three upper floors with two self-contained one bedroom residential flats at the rear of the first and second floors, accessed both internally and from the rear. The property also benefits from secured on-site car parking for approximately 11 cars.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

The property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	(Reversion)
Ground	Office	130.95 sq m	(1,410 sq ft)	XAFINITY SOLUTIONS LIMITED (1) on assignment from The Paragon Group of Companies plc (2)	25 years from 24/06/1990 on a full repairing and insuring lease	£292,860	(25/06/2015)
First	Office	395.24 sq m	(4,254 sq ft)				
First	Residential	51.40 sq m	(553 sq ft)				
Second	Office	401.53 sq m	(4,322 sq ft)				
Second	Residential	51.40 sq m	(553 sq ft)				
Third	Office	405.55 sq m	(4,365 sq ft)				
Totals		1,436.07 sq m	(15,457 sq ft)			£292,860	

(1) For the year ending 31st December 2010, Xafinity Solutions Limited reported a turnover of £25,046,000, pre-tax profits of £458,000 and a total net worth of £15,701,000. (Source: www.riskdisk.com 12/04/2012)

(2) For the year ending 30th September 2011, The Paragon Group of Companies plc reported a pre-tax profit of £80,800,000 and a total net worth of £732,700,000. (Source: www.riskdisk.com 12/04/2012)

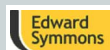
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