



**347 Oxford Road**  
Reading, RG30 1AY

**Ideal shop space for a barber's, hair & beauty salon or cafe in prominent location with large paved exterior garden, near central Reading**

**398 sq ft**  
(36.98 sq m)

- Available on a new lease
- Prominent location
- Transport links to Reading Centre
- Considerable footfall
- Large paved exterior garden

## Summary

Available Size	398 sq ft
Rent	£13,000 Per annum No VAT
Rateable Value	£5,554
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)

## Description

The property comprises a vacant retail unit, providing a ground floor retail area with modern kitchen and WC facilities to the rear, Externally there is a large fully enclosed low maintenance paved garden.

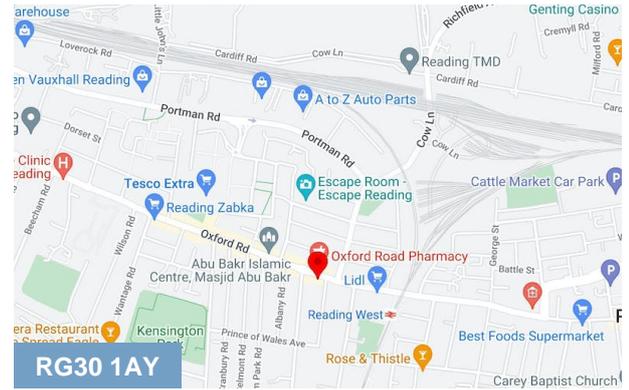
## Location

Conveniently located along the busy Oxford Road and forming part of a vibrant local community with shops, cafes, restaurants and within a large residential catchment area. Regular bus services pass right in front of the property, leading directly into central Reading. Nearby is Reading West railway station.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	398	36.98	Available
<b>Total</b>	<b>398</b>	<b>36.98</b>	



## Viewing & Further Information



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