

Restaurant, Restaurant / Cafe For Sale

Offers in the region of £225,000

Negotiable

815 sq ft

**28 Farnham Drive, Caversham
Park Village, Reading, RG4 6NY**



Freehold investment with 11 yrs lease; Nepalese restaurant tenant; £13,800 pa income; 815 sq ft unit with rear access & parking nearby.

- Freehold commercial investment
- Ground floor unit – approx. 815 sq ft
- Let to established Nepalese restaurant
- 11 years unexpired on FRI lease
- Passing rent £13,800 per annum
- 5-yearly rent reviews
- Tenant responsible for repairs & rates



Description

A well-positioned freehold commercial investment opportunity, comprising a ground floor lock-up unit within an established neighbourhood retail parade in Caversham Park Village. The premises extend to approximately 815 sq ft and include a restaurant seating area, fully fitted commercial kitchen, and customer WC facilities, together with rear access, fire exit, and bin storage.

The property is currently let to a successful and established Nepalese restaurant, providing a steady and reliable income stream. The lease is on a full repairing and insuring (FRI) basis, offering minimal landlord responsibilities.

This represents an attractive, low-management investment suited to private investors seeking a secure income-producing asset within a well-served residential catchment area, benefiting from nearby parking and consistent local footfall.

Location

The property is situated within a well-established neighbourhood retail parade in Caversham Park Village, Reading, serving a densely populated residential catchment. The parade benefits from a variety of local occupiers and a large communal car park, providing convenient customer parking and steady day-to-day footfall.





Summary

- Price: Offers in the region of £225,000 Negotiable
- Business rates: Tenant responsible for rates
- EPC: D (76)

Contact & Viewings



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Accommodation

Floor/Unit	sq ft	Tenure	Rent (sq ft)	Price	Monthly Rent	Availability
Ground	815	To Let	-	-	-	Occupied
Total	815					

Viewings

Strictly by prior appointment through Lansley Commercial.

Rental income

The property, we are informed, is let on a 20 year Full Repairing and Insuring lease with about 11 years remaining. The tenant is trading very successfully as an Authentic Nepalese Restaurant. Current rent is £13,800 per annum (£1150 per calendar month) and is subject to 5 year reviews.

Applicant Agency Fee

Agent's Fee: £650 plus VAT, payable by the purchaser upon completion of the sale to Lansley Commercial for introducing and facilitating the transaction.

