



SAVOY STEWART
COMMERCIAL PROPERTY

31-41 Clayhill Road, Burghfield Common, Reading RG7 3HF



INVESTMENT CONSIDERATIONS

- 🕒 Attractive Unbroken Retail Parade
- 🕒 Anchored by a Coop Convenience Store
- 🕒 Self-Contained residential upper parts
- 🕒 Freehold
- 🕒 Current total rent £ 110,679 pa (including vendor top up)
- 🕒 Offers sought in the region of £ 1,450,000 stc
- 🕒 Net Initial blended yield of 7% on the Coop rent & 7.5% on the local covenants

SITUATION

Burghfield Common Is located 5 miles west of Reading via the A4 trunk road. The town is conveniently positioned just 7 miles from junction 11 of the M4 motorway giving fast access to both Birmingham in the north and London to the south.

Since the 1980s the population of Burghfield has nearly doubled with the construction of many new housing estates making it a dormitory for Reading, Newbury, and Basingstoke.

LOCATION

The property is situated on Clayhill Road close to its junction with Woodlands Avenue and serves a densely populated residential catchment area.

COVENANT

The main covenant Cooperative Group Food Limited for the year ending 2022 posted a turnover of £8 billion, pre-tax profit of £45.1 million and net assets of £1.96 billion.



DESCRIPTION

The premises comprise a double fronted Coop Store a two storey restaurant unit plus 3 further units comprising 2 takaways plus one shop.

The buildings are of brick construction under pitched and tiled roofs.

The property benefits from dedicated off street car parking to the front of the parade.

In addition, at the rear there is an undeveloped strip of land which could be suitable for development subject to planning.

ACCOMMODATION

The shops are all held on FRI leases and include a service charge provision. Please see schedules for more information on the tenancies and retail areas.

Address	Tenant	Use	Description	Area M2	Area sq ft
31, 31A, 33 & 33A Shop and Flats	Co-Operative Group Food Ltd	Convenience Store	Sales Store	191.66 94.95	2063 1022
Flat (31A)			3 Bedrooms, Reception, Kitchen & Bathroom		
Flat (33A)			2 Bedrooms, Reception, Kitchen & Bathroom		
35 & 35A Shop and Flat	Rashid Ali and Sadeka Begum	Restaurant	Sales Kitchen	69.31 39.48	746 425
Flat			2 Bedrooms, Reception, kitchen & Bathroom		
Shop	Nesar Miah	Hairdresser	Sales	48.59	523
39 Shop	Ling Boon Soh	Takeaway	Sales	65.22	702
41 Shop	Muharrem Asci	Takeaway	Sales Store	42.27 13.75	455 148

TENANCIES

Address	Tenant	Lease Term	Lease Expiry	Rent	Rent Review	Rent Review Basis	Tenants Break	FRI
31, 31A, 33 & 33A Shop and Flats	Co-Operative Group Food Ltd	20 years from 11/4/2019	10/04/2039	£48,529 (Current rent £42,000 vendor topping up to next review in April 2024 to an ERV of £48,529)	11/4/2024, 11/4/2029 & 11/4/2034	CPI indexed Collar 101% per annum Cap 104% per annum	11/04/2034	✓
35 & 35A Shop and Flat	Rashid Ali and Sadeka Begum	20 years from 13/3/2004	13/03/2024	£19,000				✓
37 Shop	Nesar Miah	10 years from 2/7/2020	01/07/2030	£12,400	02/07/2025	Upward only open market		✓
39 Shop	Ling Boon Soh	10 years 25/12/2018	24/12/2028	£17,750	24/12/2023	Upward only open market		✓
41 Shop	Muharrem Asci	10 years from 25/2/2019	24/02/2029	£13,000	25/02/2024	Upward only open market		✓

SUMMARY OF LEASE/TENANCY

The total passing annual rent from the 5 tenancies is £110,679 per annum. This includes a vendor top up on the Coop unit which has an CPI uplift at review in April 2024.

PROPOSAL

We have been instructed by the vendor to seek offers in the region of **£1,450,000** subject to contract.

A purchase at this level reflects a net initial yield based on 7% on the Coop rent and 7.5% on the local tenants.

LEGAL COSTS

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

FURTHER INFORMATION

Lease details, EPC details and other information can be found in the dataroom on our website.

VIEWING & FURTHER INFORMATION

All interested parties are requested to make any appointments strictly through Savoy Stewart.



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