



35 BLAGRAVE STREET

Reading Berkshire RG1 1PW

TYPE	PUB / RESTAURANT / ALT (STP)
TENURE	FREEHOLD
SIZE	3,893 SQ FT (361.6 SQ M)
GUIDE PRICE	£595,000 + VAT

KEY POINTS

- > Freehold with vacant possession
- > Open plan bar and dining room with domestic accommodation on upper floors
- > Licenced Premises
- > Rarely available prime opportunity
- > Situated on a main thoroughfare between Reading Station and town centre
- > Neighbouring occupiers include; multi-user office buildings, O'Neills, CUP coffee shop, M&S, Malmaison

Location

Prominently situated in Reading town centre between the main retail centre and Reading main line station approx. 100 metres away. The local area is densely populated with mainly office buildings with a long list of leisure operators close by including O'Neills, Malmasion, Pret and Fullers. Reading is reputedly the UK's largest town with a population of approximately 355,000 with a vibrant centre serving as the main destination for the wider area.

What3Words:///ritual.struck.less

Description

A substantial three storey building under a pitched and tile roof with exposed decorative brickwork façade. There is a prominent ground floor frontage with large windows either side of the main entrance, fixed signage and feature lantern above the door.

Specification

Ground Floor

- Open plan bar and dining room on ground floor
- Tables and seating for approx. 40 covers with potential to increase
- Trade kitchen area with stainless steel work surfaces & various catering equipment
- Small rear yard used as a bin store

Basement

- Office, spirits store and storeroom
- Separate beer store and delivery drop

First Floor

- Two double bedrooms and one single bedroom

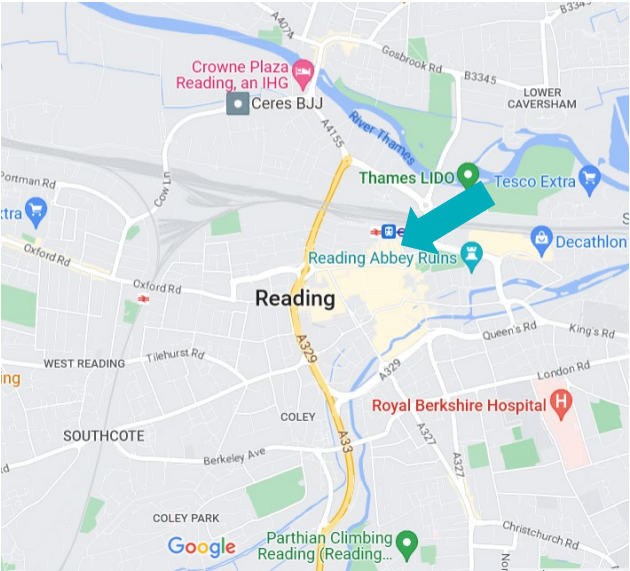
Second Floor

- Double bedroom, kitchen / breakfast area, bathroom and separate shower
- Ability to split floors into separate, self-contained units (subject to works)

Premises Licence

A premises licence prevails, the main licensable activities being sale by retail of alcohol

Monday, Tuesday & Thursday - 10:00am - 00:00
Wednesday, Friday, Saturday - 10.00am - 02:00am
Sunday - 10:00am - 01:00am



Energy Performance Asset Rating

EPC Rating: C:68

Business Rates

The Rateable Value for this property is £25,000.

Terms

The freehold of the property is available to purchase.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs / VAT

Each party to bear their own legal costs.
The property is elected for VAT.

Viewing & Further Information

Please contact Haslams Surveyors LLP for further information or an appointment to view.



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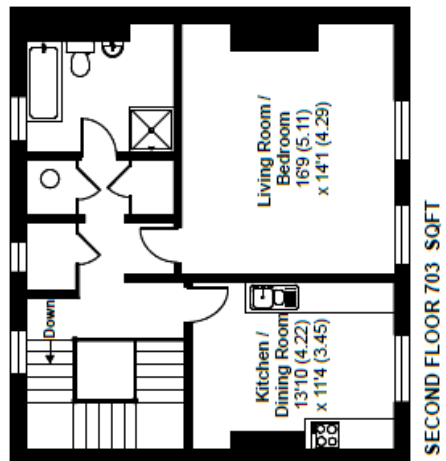
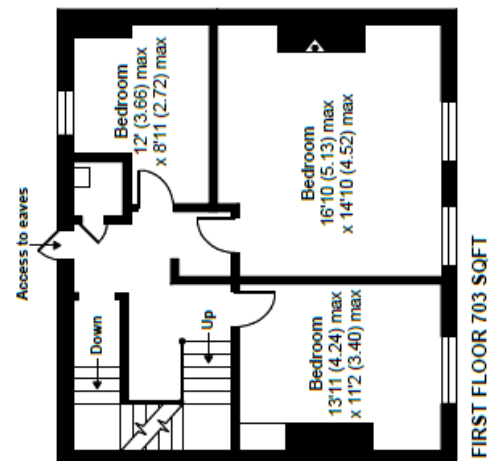
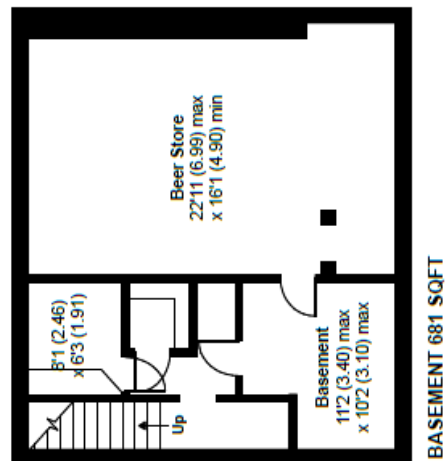
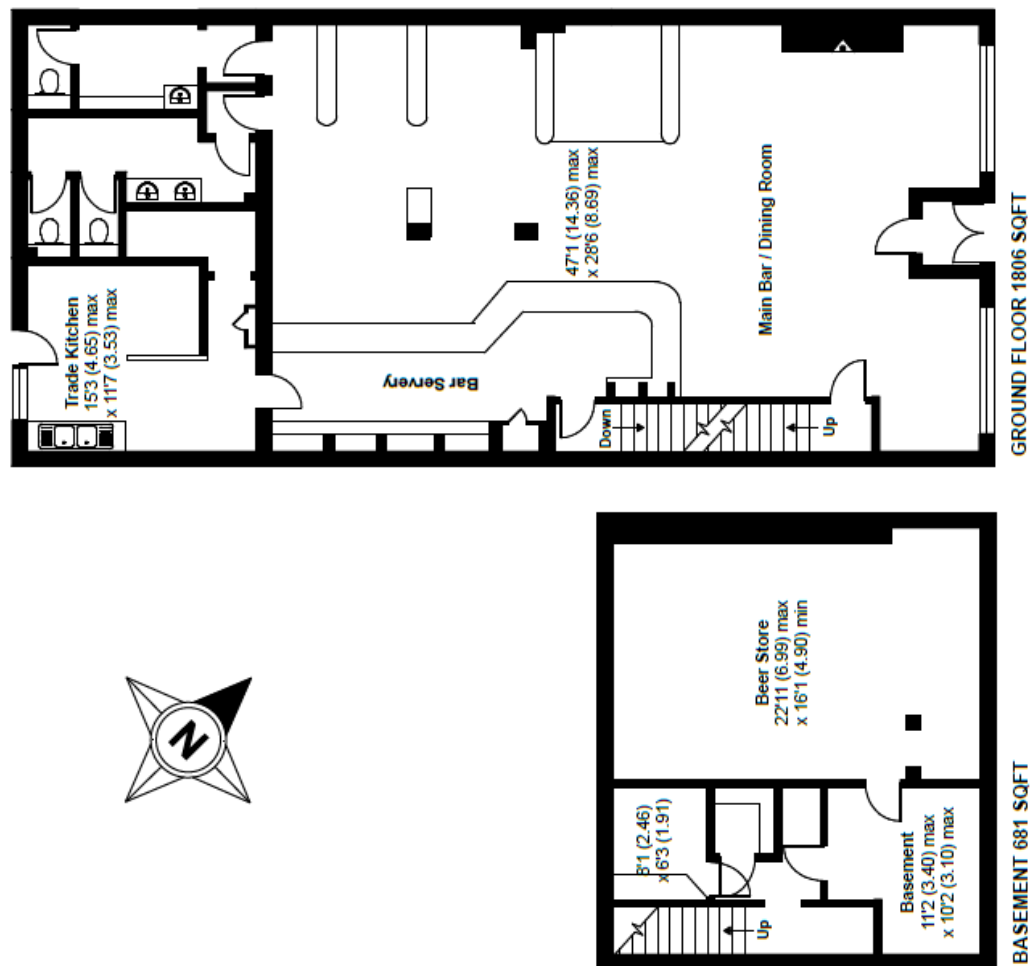




Blagrove Arms , 35 Blagrove Street, Reading , RG1 1PW

Approximate Area = 3893 sq ft / 361.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025.