

Retail

Hicks Baker

Commercial Property Consultants



TO LET

RENT

£49,000 p.a.

KEY FACT

- New unit to be created
- Prime pedestrianised area
- Oracle Shopping Centre in close proximity
- Close to John Lewis
- Other retailers close by include Footlocker, Waterstones, JD, Superdrug and Next.

Reading – 87a Broad Street, RG1 2AP

A1/A2* RETAIL UNIT TO LET

*A2 consent has already been granted by the local planning authority

| RETAIL AREA | SQ FT |
|-------------------------|--------------|
| Ground Floor Sales Area | 829 |
| Basement | 460 |
| TOTAL | 1,289 |
| ITZA | 366 |

VIEWINGS

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RATES

Estimated rateable value - £54,000

BIDS

The unit is within the BIDS (Business Improvement District) which implements an additional 1% levy on rates for the properties with rateable values in excess of £10,000.

LEASE

A new FRI lease direct from the landlord is available on terms to be agreed.

EPC RATING

To be arranged once unit has been created.

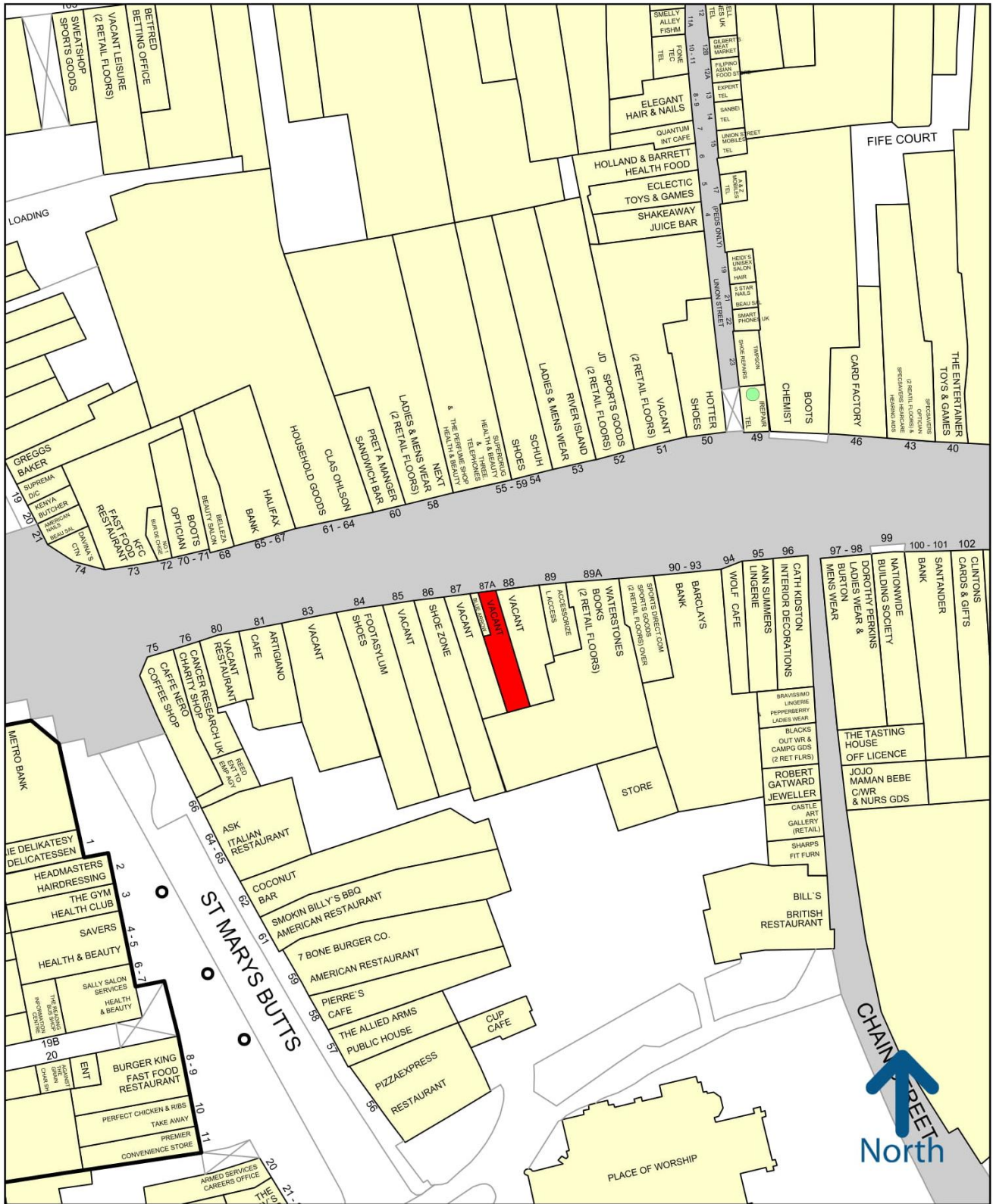
VAT

The property is elected for VAT.

SERVICE CHARGE

TBC

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LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

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