

# Retail

Hicks Baker

Commercial Property Consultants



## TO LET

### RENT

£110,000 p.a. (NO VAT)

### KEY FACTS

- Prime pitch
- A1 / A2, or A3 use (STPP)
- Character upper parts
- Rear fire escape
- Significant ancillary space
- Close to John Lewis, Primark and The Oracle Shopping Centre.

## READING – 99 Broad Street, RG1 2AX

### A2/A1 RETAIL UNIT TO LET (A3 STPP)

	SQ FT
Ground floor	1,941
First floor ancillary	1,329
Second floor	487
Third floor	293
Basement	487
<b>TOTAL</b>	<b>4,537</b>

### RATES

Rateable Value (2017) - £156,000

UBR 2019/20 - 50.4p

**NB:** A transitional rate could apply. Please check with the Local Authority.

### BIDS (BUSINESS IMPROVEMENT DISTRICT)

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

### LEASE

A new lease is available direct from the freeholder.

### VAT

VAT is not payable

### EPC

The current EPC rating is D. A full certificate is available

### VIEWINGS

Fiona Brownfoot  
Hicks Baker  
0118 955 7083  
07770 470214

[f.brownfoot@hicksbaker.co.uk](mailto:f.brownfoot@hicksbaker.co.uk)

Adam Bindman  
Green & Partners  
020 7659 4822  
07825 442 413

[adam.bindman@greenpartners.co.uk](mailto:adam.bindman@greenpartners.co.uk)

T: 0118 959 6144 W: [www.hicksbaker.co.uk](http://www.hicksbaker.co.uk)

