Retail











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
TOTAL	4,537

VIEWINGS

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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

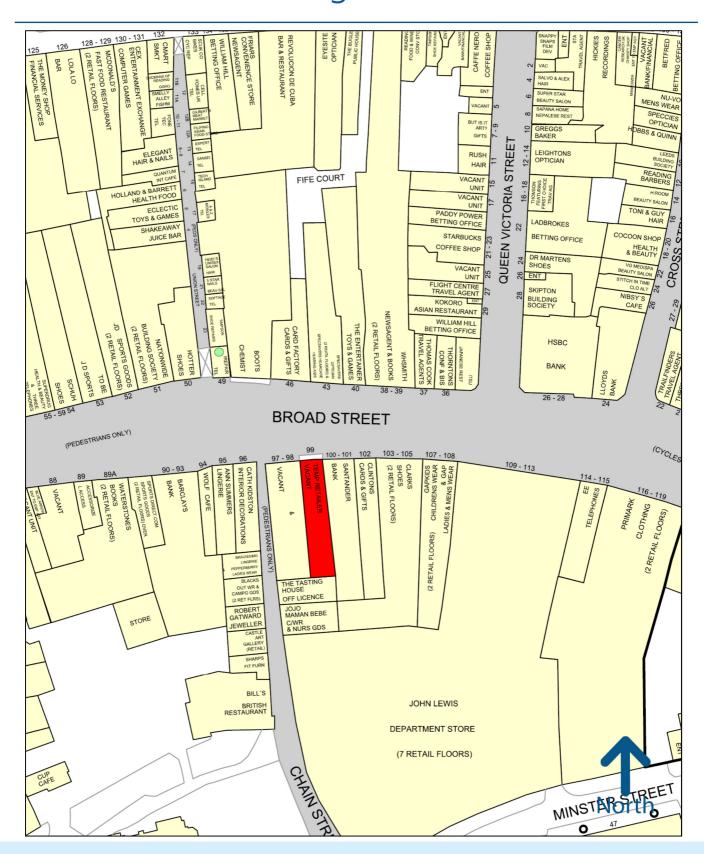
VAT is not payable

EPC

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

T: 0118 959 6144 W: www.hicksbaker.co.uk

Transaction • Management • Performance



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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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