

Retail

Hicks Baker

Commercial Property Consultants



TO LET

RENT

£68,000 P.A. PLUS VAT

KEY FACTS

- ☐ Fully fitted restaurant
- ☐ Excellent street prominence
- ☐ Private dining room
- ☐ Small terrace and rear courtyard area
- ☐ Accessible WC
- ☐ 2 bedroom, 2 bathroom flat
- ☐ VAT is payable on the rent

READING – 64 - 73 Kings Road RG1 3BJ

CLASS E PREMISES TO LET

	GIA SQ FT
Ground Floor Restaurant Area	2,852
Lower Ground Floor (trading and ancillary)	1,876
Flat	976



VIEWINGS

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RATES

Rateable Value (2017) £53,500

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

The premises are available on a new lease direct from the freeholder on terms to be agreed.

SERVICE CHARGE

Service charge is levied on an ad hoc basis.

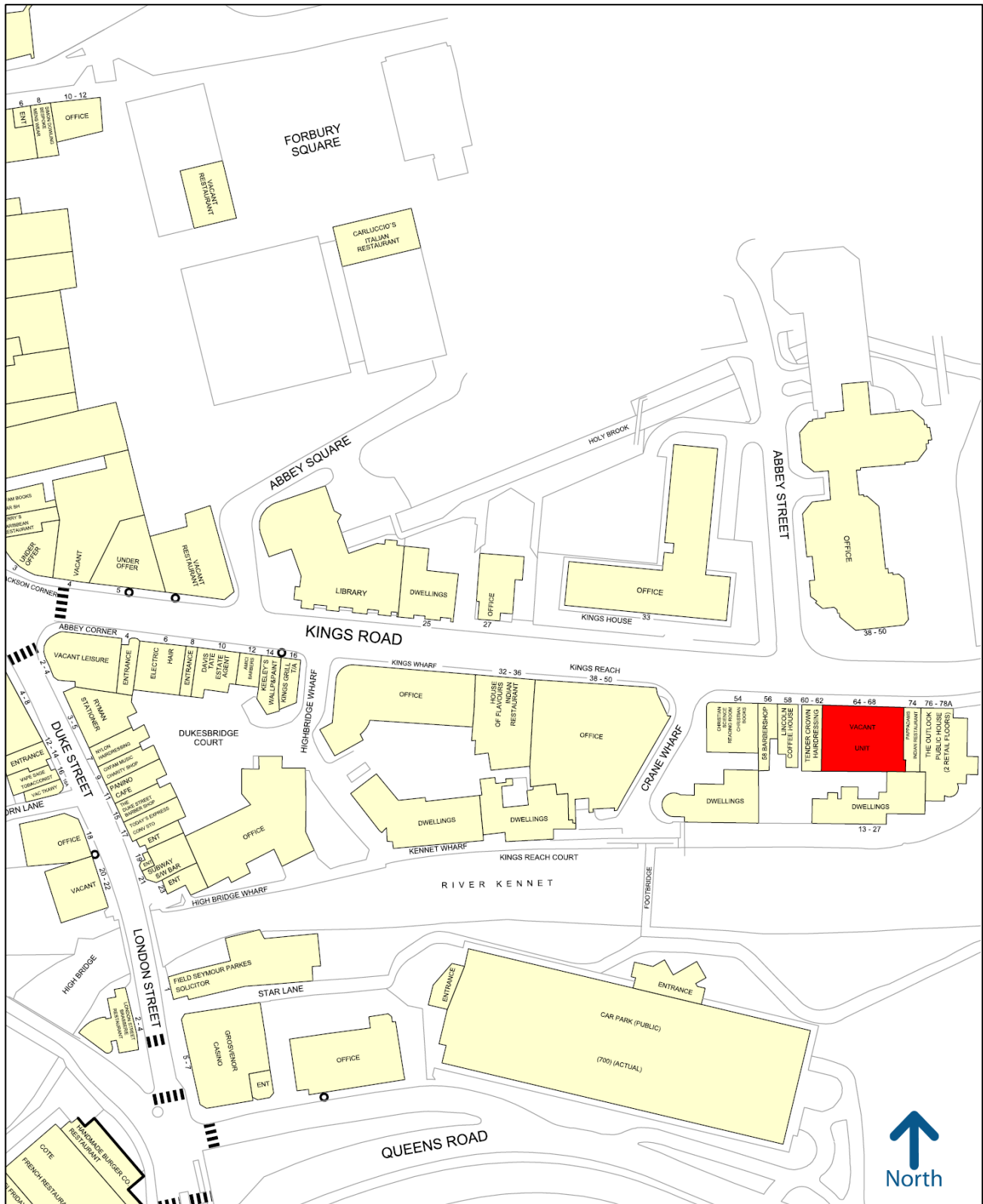
INSURANCE

Estimated budget for year end 03/21 is £3,620.57 including VAT.

EPC

The current EPC Rating is E. A full certificate is available on request.

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



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

https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf

NOVEMNER 2020

MISREPRESENTATION CODE

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