

Retail



TO LET

RENT

£175,000 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

RATES

Rateable Value (2017) - £156,000

UBR 2018/19 - 49.3p

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

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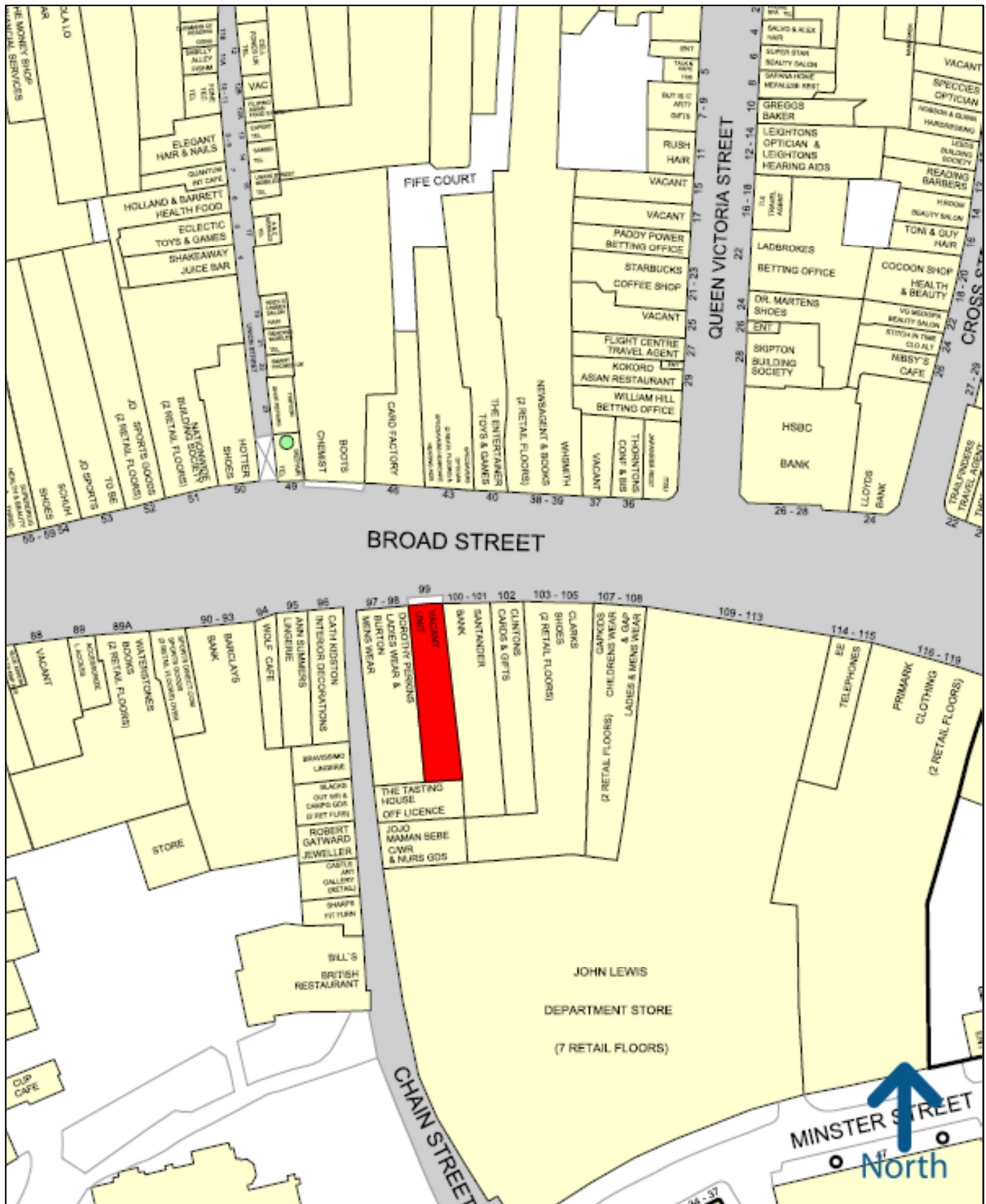
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Transaction • Management • Performance



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LEASE CODE

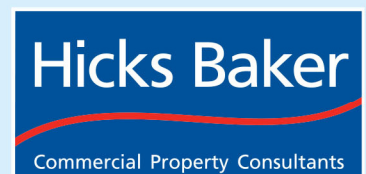
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