



PROMINENT RETAIL UNIT TO LET

**21-22 Market Place
Reading
RG2 2DQ**



LOCATION

The Property occupies a prominent location in central Reading, situated on the corner of Market Place and The Forbury. The Property is within a short walk of the prime retail pitch and Reading town centre. Surrounding occupiers include NatWest Bank, Romans Estate Agents, Tesco Express and Lloyds Bank.

Reading is located approximately 40 miles west of Central London and is the major commercial and administrative centre of the prosperous Thames Valley.

DESCRIPTION

The Property provides ground floor retail accommodation comprising of the approximate floor areas:

Accommodation

Gross Frontage	18.65 m	61' 2"
Net Frontage	15.75 m	51' 8"
Shop & Built Depth	21.00 m	68' 10"
Ground Floor	328.87 sq m	3,540 sq ft

TENURE

The property is available from June 2019 by way of an assignment or sublease of the existing lease expiring 19 December 2023. New lease available by negotiation.

VIEWING ARRANGEMENTS

James Gladstone

☎ 020 7318 4797
078 2688 9605

james.gladstone@realestate.bnpparibas

Alex Buckingham

☎ 020 7338 4178
077 3331 0569

alex.buckingham@realestate.bnpparibas

RENTAL

Rent on asking.

RATES

We are advised that the property is assessed as follows:

Rateable value	£75,879
UBR	0.493
Rates payable	£37,408

Interested parties are advised to make their own enquiries with the local authority.

USE

The Property has A1 planning consent.

LEGAL COSTS

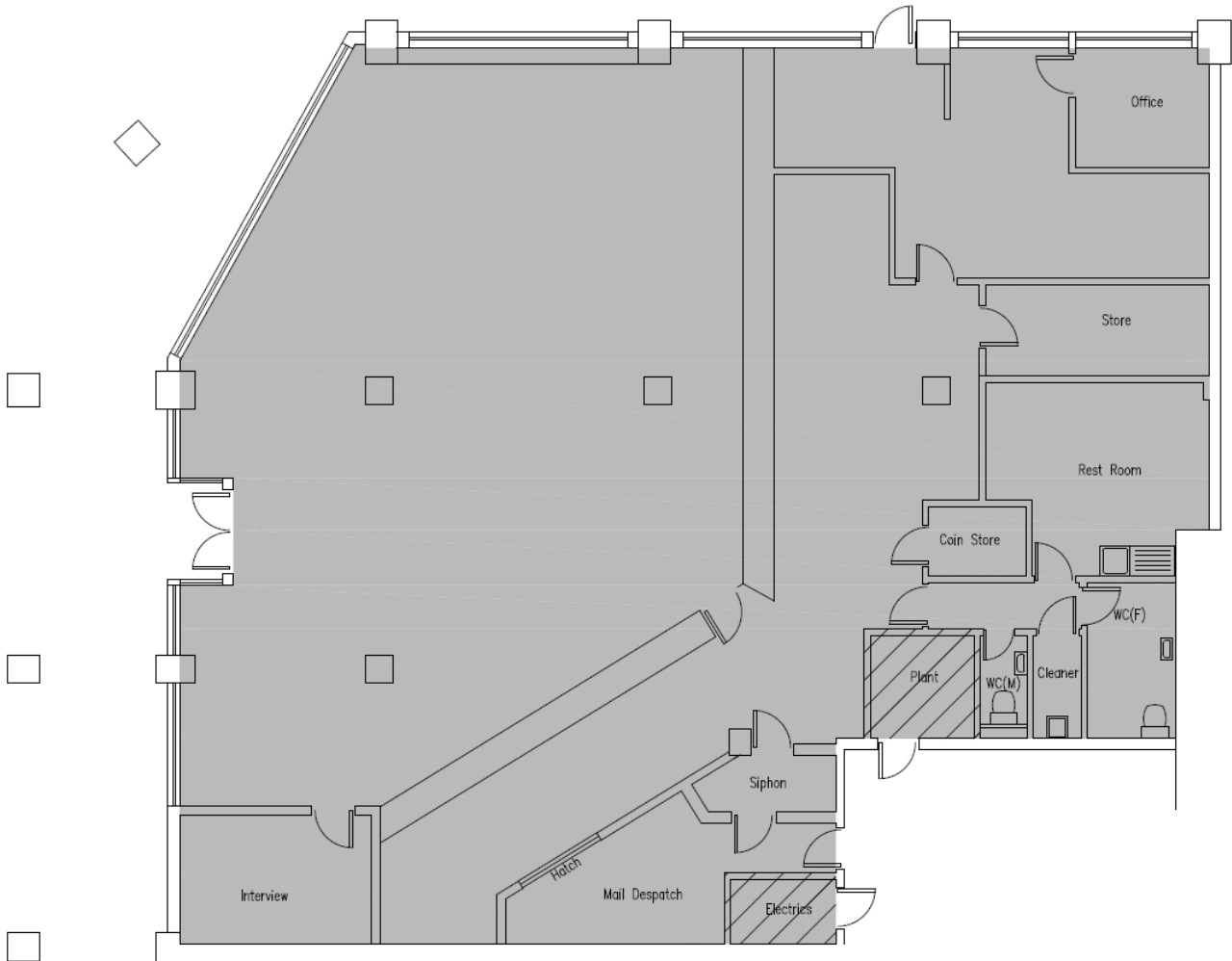
Each party to be responsible for their own legal costs.

EPC

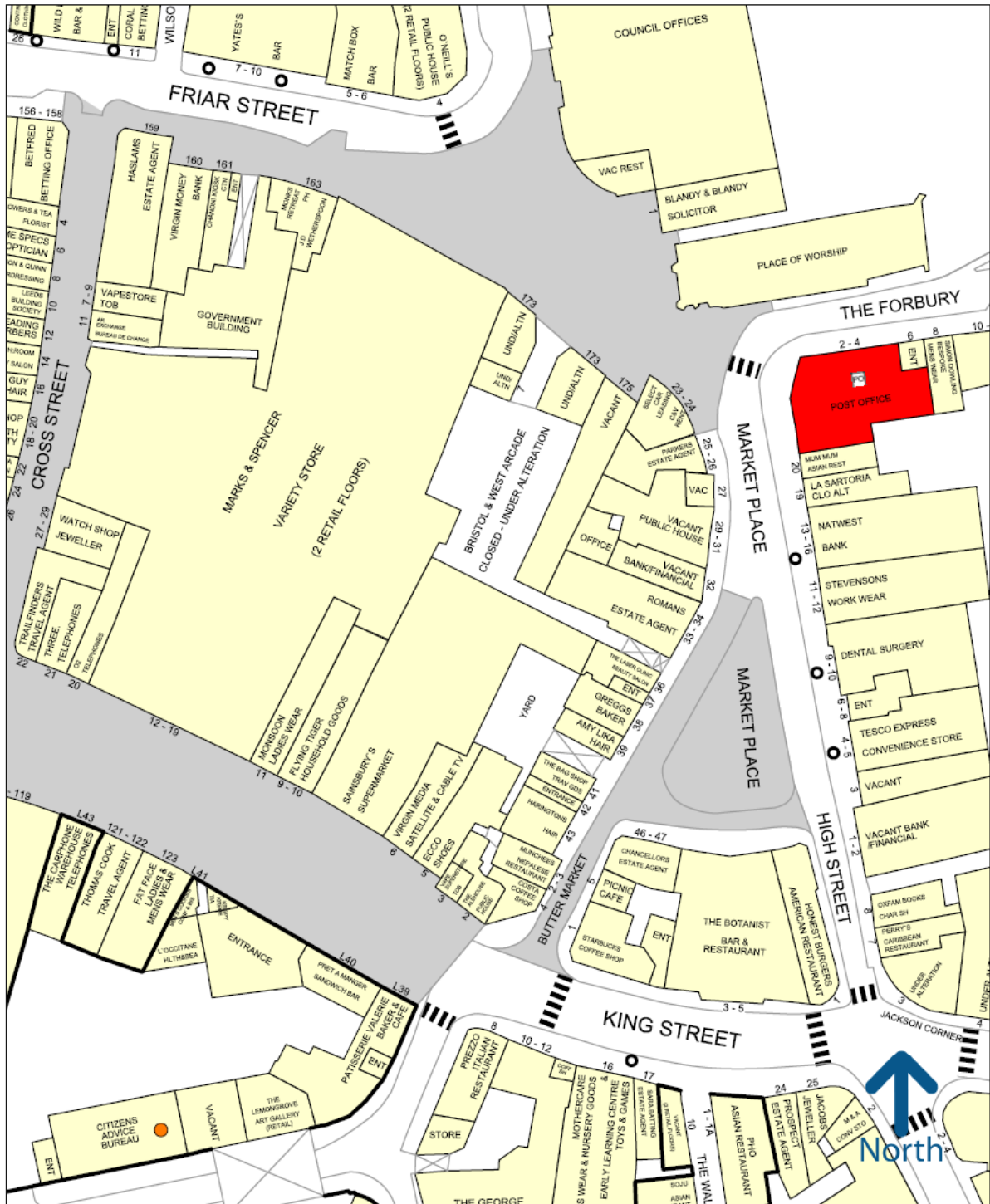
An EPC is available on request.



PLAN GROUND FLOOR



GROUND FLOOR



Experian Goad Plan Created: 12/06/2019
Created By: BNP Paribas Real Estate UK



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. June 2019.