

# Retail

Hicks Baker

Commercial Property Consultants

**TO LET – AVAILABLE  
JULY 2021**

## RENT

£80,000 p.a. plus VAT

## KEY FACTS

- Very busy pedestrianised thoroughfare
- Links Broad Street, Friar Street and the train station
- Class E use only. NO hot food
- May split
- Nearby retailers include ITSU, But is it Art, Leighton's Opticians & Greggs

**Reading – 21-23 Queen Victoria Street, RG1 1SY**

## CLASS E ONLY RETAIL UNIT TO LET – NO HOT FOOD

RETAIL AREA	SQ FT
Ground floor sales area	1,488
Basement ancillary	612
ITZA	871

## LEASE

A new lease is available direct from the landlord on terms to be agreed.

## RATES

Rateable Value (2017) - £79,000

## 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.

## SERVICE CHARGE & INSURANCE

Service charge estimate – c. £700 p.a.

Insurance estimate – c. £1,900 p.a.

## VAT

VAT is payable

## EPC RATING

The EPC rating is 'B'. A full certificate is available on request.

## VIEWINGS

Fiona Brownfoot

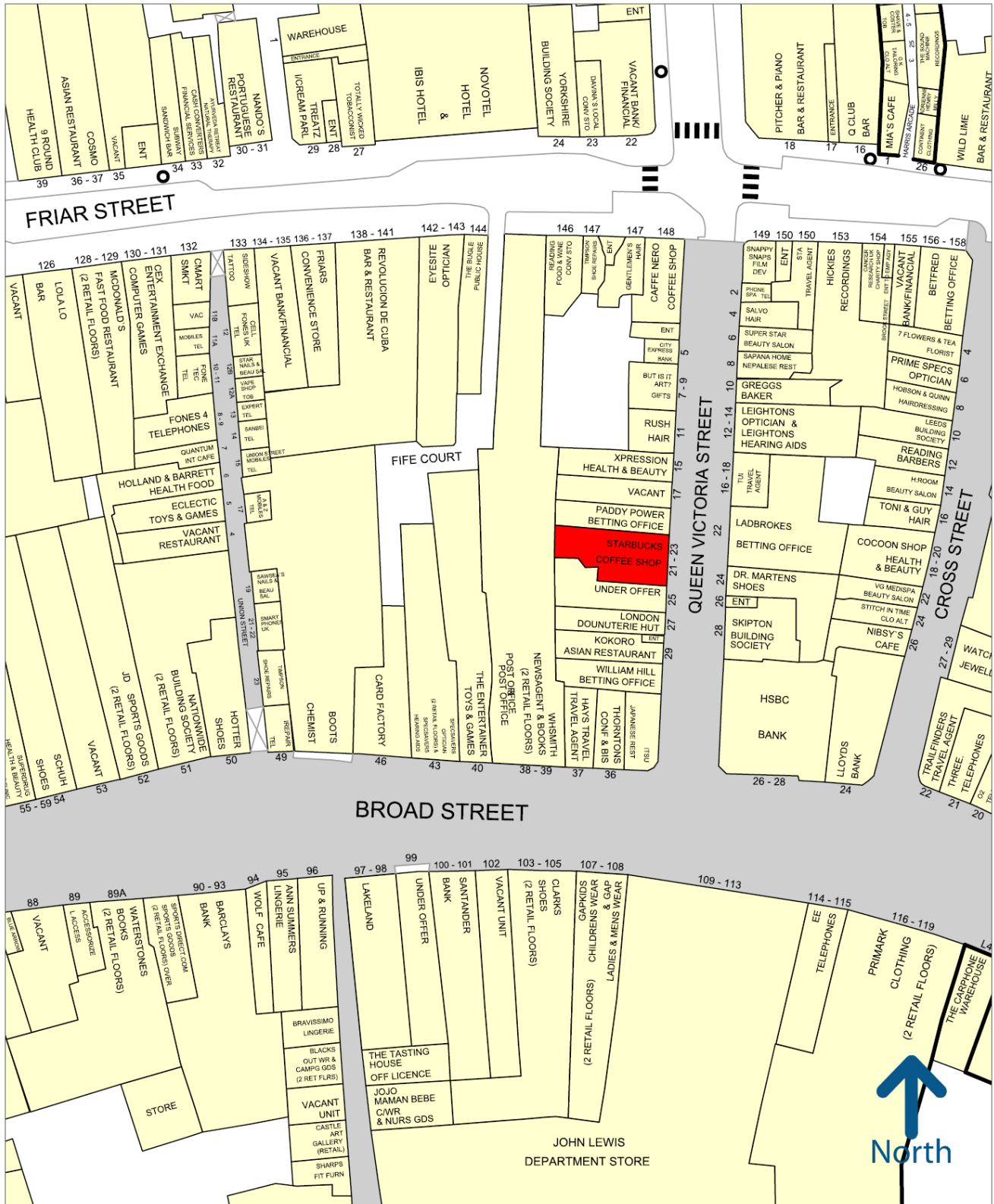
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# Transaction • Management • Performance



## 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>

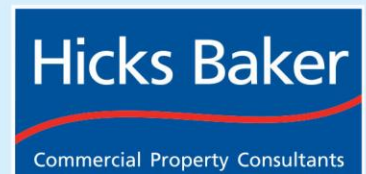
JANUARY 2021

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