

L7A HOLYBROOK WALK
LOWER MALL
THE ORACLE SHOPPING CENTRE
READING
RG1 2AQ

ON THE INSTRUCTIONS OF AURUM GROUP LTD
PRIME RETAIL UNIT - TEMP/SUBLEASE CONSIDERED

INCENTIVES AVAILABLE

1 YEAR CAPITAL CONTRIBUTION *



LOCATION

The unit is situated in a prime position on the lower ground level of The Oracle Shopping Centre benefitting from an annual footfall of 16 million. The unit is adjacent to Zara and Disney Store and opposite Lush with nearby retailers including Superdry, Hollister, New Look Man, Goldsmiths, Beaverbrooks, H Samuel, Kiehl's and H&M. House of Fraser and Debenhams are also located in close proximity.

LEASE

The premises are held on an effectively full repairing and insuring lease for a term of 10 years from 20 July 2015 subject to an upward only review at the end of the 5th year.

RENT

The higher of the following base rents or 8% of gross turnover exclusive of VAT.

With effect from:

20.07.17	£155,000 pax
20.07.18	£157,500 pax
20.07.19	£160,000 pax

INCENTIVES

Incentives are available subject to covenant.

SERVICE CHARGE

2016/17 - £11,236 pa.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

ACCOMMODATION

The premises are arranged on ground floor only having the following approximate area;

Ground Floor	92.25 sq m	993 sq ft
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RATES

Rateable Value	£141,000
UBR 2018/19	49.3p in the £
Rates Payable 2018/19	£69,513

Transitional relief has not been applied to the above and therefore interested parties are advised to verify these figures by contacting the local authority, Reading Borough Council, 0118 939 0900.

EPC

An EPC will be made available upon request.

VAT

VAT will be charged at the appropriate rate, if applicable.

VIEWING

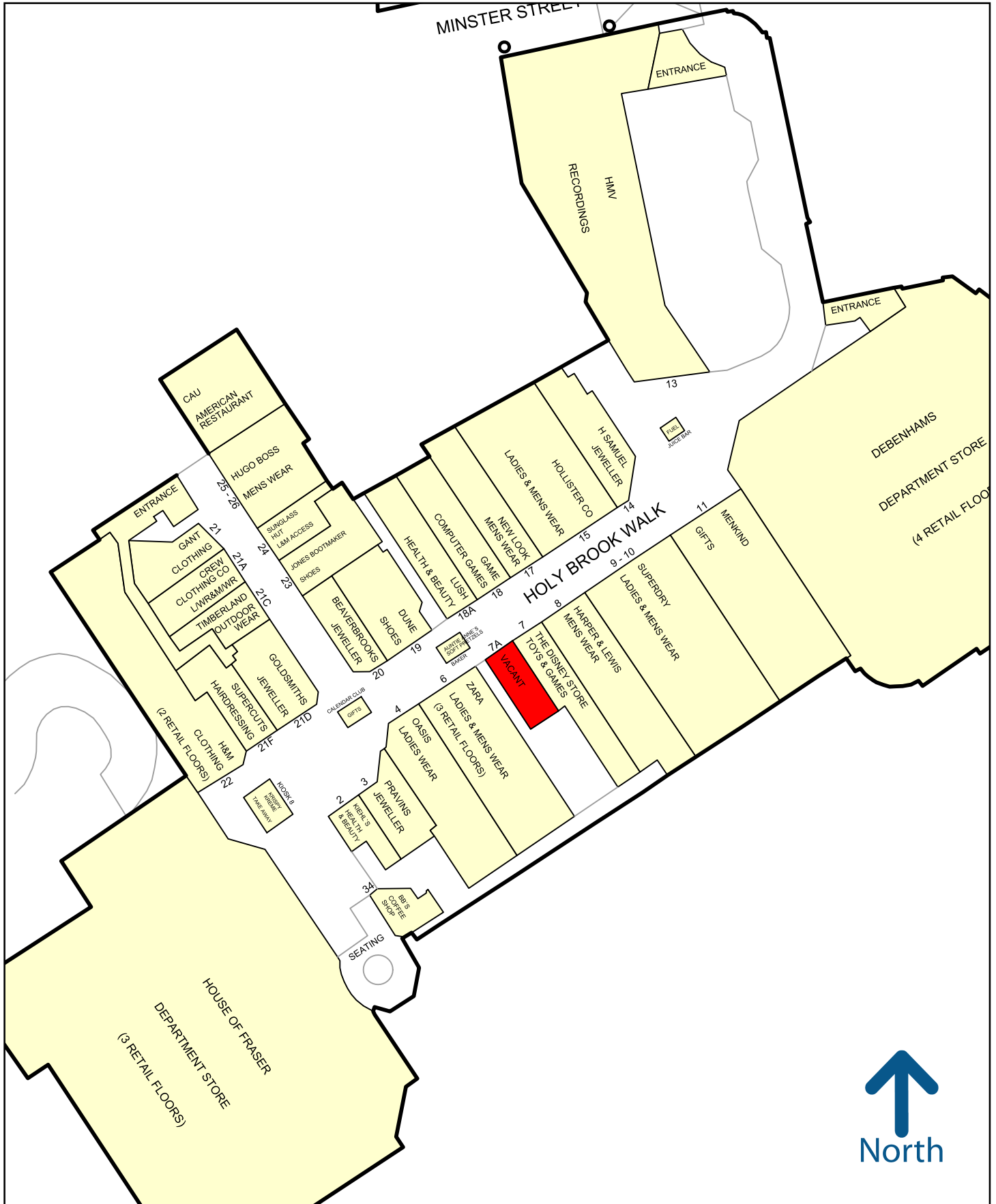
Strictly by appointment through the assignor's **sole agents**.

CONTACT

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Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings.



50 metres

Experian Goad Plan Created: 12/04/2018
Created By: Stephen Kane and Co

