

SHOP TO LET

READING

102 BROAD STREET



Description

The premises are situated in a prime location on Broad Street. The premises are immediately adjoining **Santander** and **Clarks**, whilst close to **John Lewis**, **Primark** and **The Oracle Shopping Centre**. Other nearby retailers include **JD**, **Boots**, **Itsu**, **Gap**, **The Entertainer**, and **EE**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged on ground, first, second and floors, having the following approximate accommodation:

Ground Floor	2,135 sq. ft.	(198.35 sq. m)
First Floor	1,830 sq. ft.	(170.01sq. m)
Second Floor	367 sq. ft.	(34.09sq. m)
Third Floor	394 sq. ft.	(36.60 sq. m)

Lease

The premises are available on a new lease on terms to be agreed.

Rent

Upon application.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£153,000
UBR (20/21)	0.512p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D 82. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

Adam Bindman 020 7659 4822
adam.bindman@greenpartners.co.uk

Harry Silcock 020 7659 4839
Harry.silcock@greenpartners.co.uk

Or, **Hicks Baker**, contacting:

Fiona Brownfoot 0118 959 7083
f.brownfoot@hicksbaker.co.uk

Subject to Contract

