

# 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

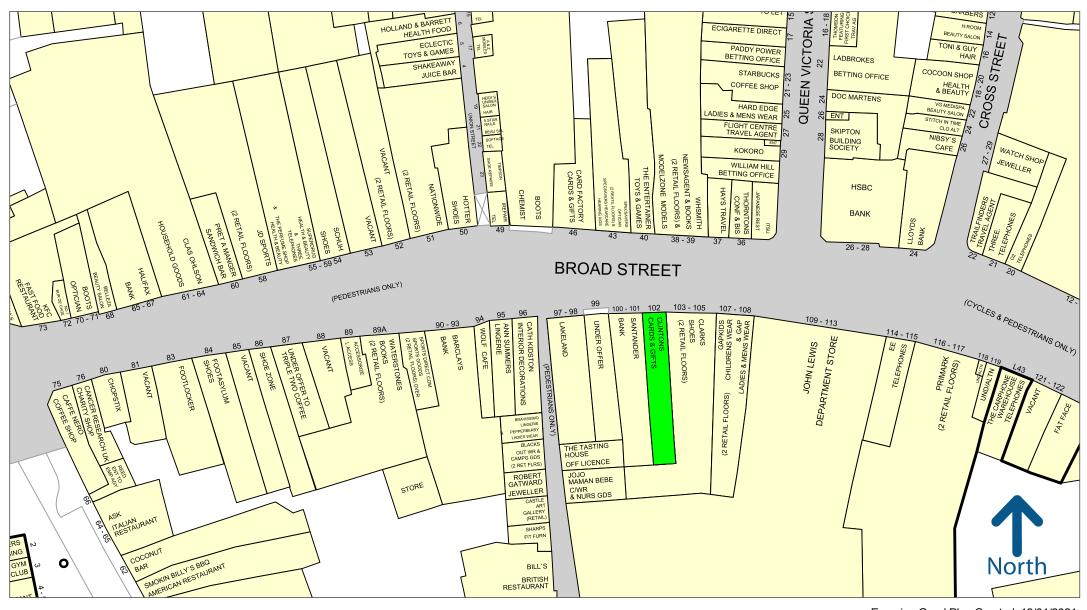
f.brownfoot@hicksbaker.co.uk

Subject to Contract











Map data

