

A1 RETAIL UNIT TO LET

READING, BERKSHIRE RG1 1SY

17 QUEEN VICTORIA STREET

LOCATION

Queen Victoria Street is located within the heart of the town centre and is the main pedestrian walk through from the mainline railway station to Broad Street and the Oracle Shopping Centre. A street plan is on the reverse of these particulars.

DESCRIPTION

The property provides the following approximate dimensions and floor areas:

Internal Width	15.01 ft
Shop Depth	57.09 ft
Retail Sales Area	725 sq ft
Basement Sales (via stairs)	420 sq ft
Basement Storage	69 sq ft
ITZA	459 sq ft

PLANNING

The unit has an A1 planning consent.

LEASE

The property is available by way of a new lease direct from the freeholder for a term of years to be agreed.

RENT

Quoting rent is £47,000 p.a.

RATEABLE VALUE

Rateable value (2010 list)	£35,000
UBR 2013/2014	47.1p

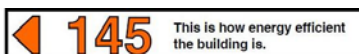
BIDS

The unit is within the Bids area of Reading Town Centre. The Bids are calculated at approximately 1% of the Rateable Value.

SERVICE CHARGE

To be confirmed.

EPC RATING



VIEWINGS

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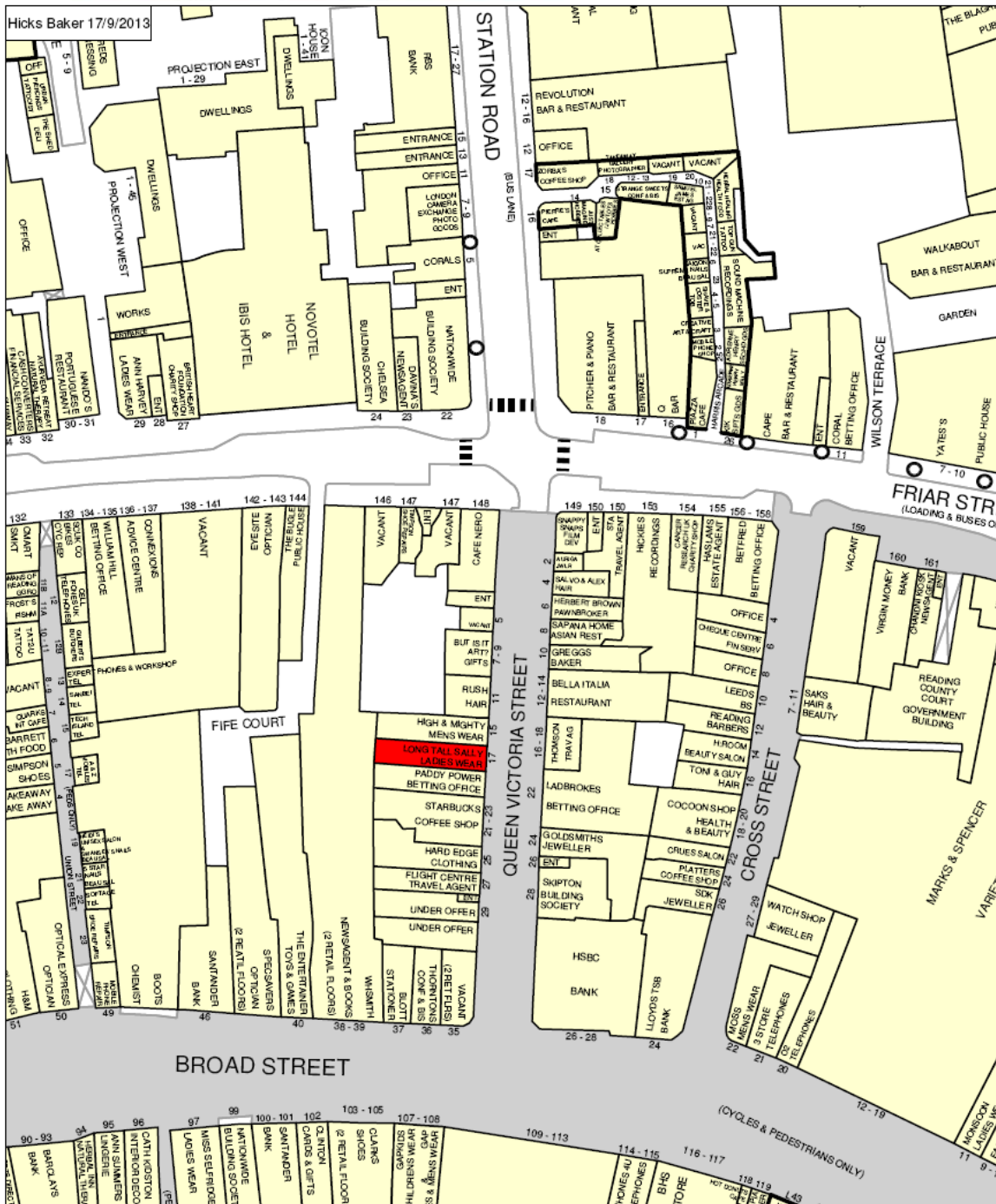
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