

Retail



TO LET

RENT

£45,000 P.A.

KEY FACTS

- Central Reading location
- Prime pedestrian route between Reading station and Broad Street
- Nearby retailers include Starbucks, Dr Martens, ITSU, Rush Hair, Greggs, Paddy Power, Leighton Opticians and HSBC

Reading – 17 Queen Victoria Street, RG1 1SY

A1 / A2* RETAIL UNIT TO LET

(* - permitted development rights will apply to use the premises for A2)

RETAIL AREA	SQ FT
Ground floor sales area	725
Basement ancillary	420
Basement storage	69
ITZA (Basement A/20)	479.25

EPC RATING

The current EPC rating is E. A full certificate is available on request.

VAT

The property is elected for VAT.

VIEWINGS

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LEASE

The property is available on a new lease direct from the landlord on terms to be agreed.

RATES

Rateable Value (2017) - £37,750

NB: A transitional rate could apply. Please check with the Local Authority.

BIDS

The unit is within the BIDS (Business Improvement District) which implements an additional 1% levy on rates for the properties with rateable values in excess of £10,000.

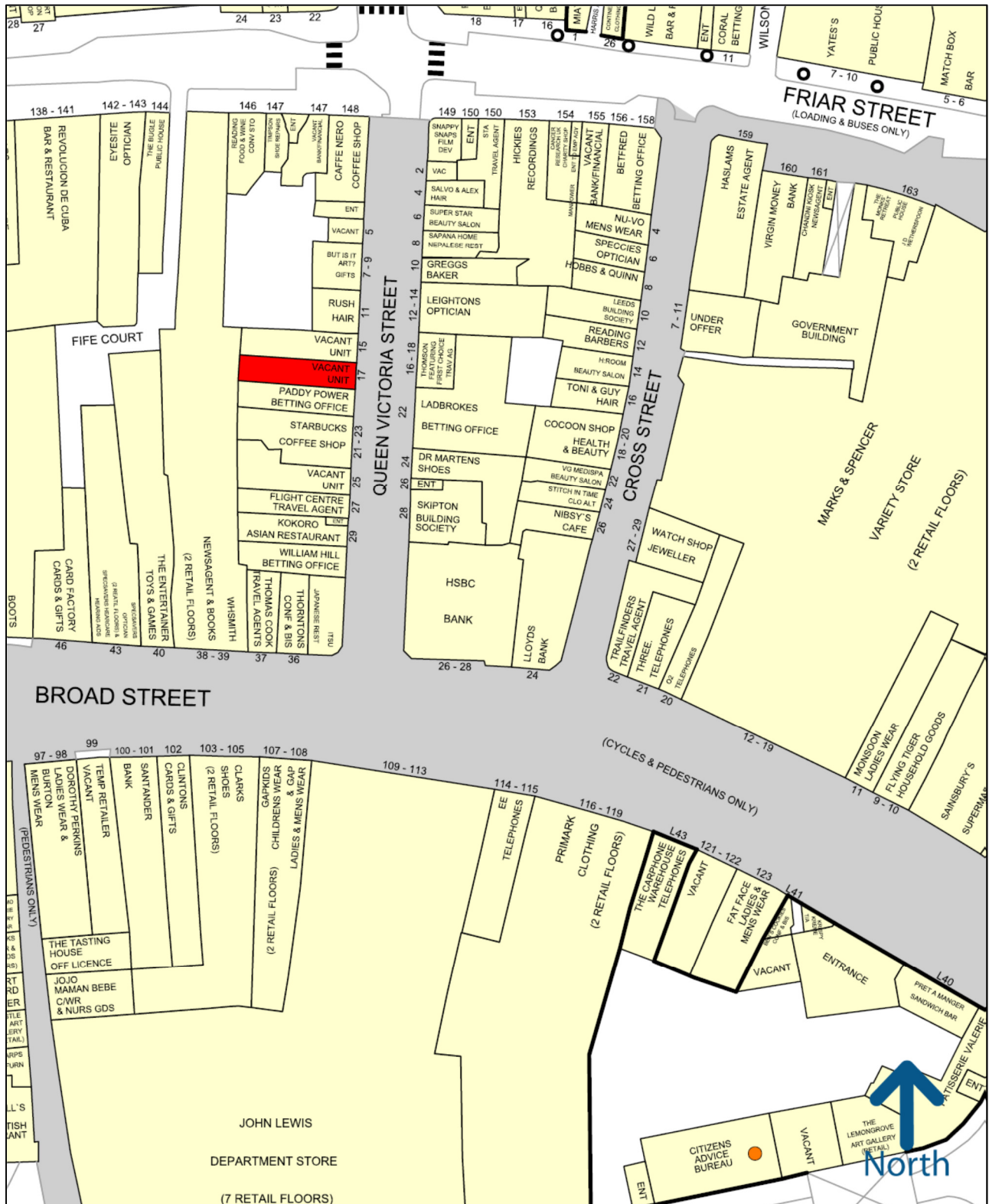
SERVICE CHARGE

Equivalent FRI lease. Responsible for 6.8%. The service charge estimate for 2017 was £1,399.10.

INSURANCE AND TERROR COVER

The estimate cost is £790.85 (22/09/16-21/09/17).

Transaction • Management • Performance



DATE OF PUBLICATION

May 2019

LEASE CODE

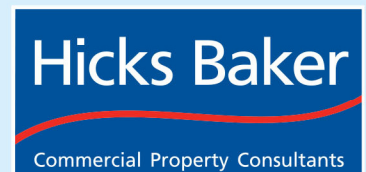
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