

CLASS E OPPORTUNITY

READING

84 BROAD STREET



Description

The premises are situated in a busy location on Broad Street. The premises are immediately adjoining **Footlocker** and **British Heart Foundation**, whilst in close proximity to **Sports Direct**, **Black Sheep Coffee**, **Deichmann**, **Superdrug**, **JD Sports** and **Waterstones**. The premises are close to both **The Oracle** and **Broad Street Mall**.

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

Accommodation

The premises are arranged on ground, first and second floors, comprising the following approximate areas:

Ground Floor	2,956 sq. ft.	(274.62 sq. m)
First Floor	480 sq. ft.	(44.59 sq. m)
Second Floor	354 sq. ft.	(32.88 sq. m)

Lease

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

Rent

£120,000

per annum exclusive.

Business Rates

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

Rateable Value	£157,000
UBR (24/25)	0.546p

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

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

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

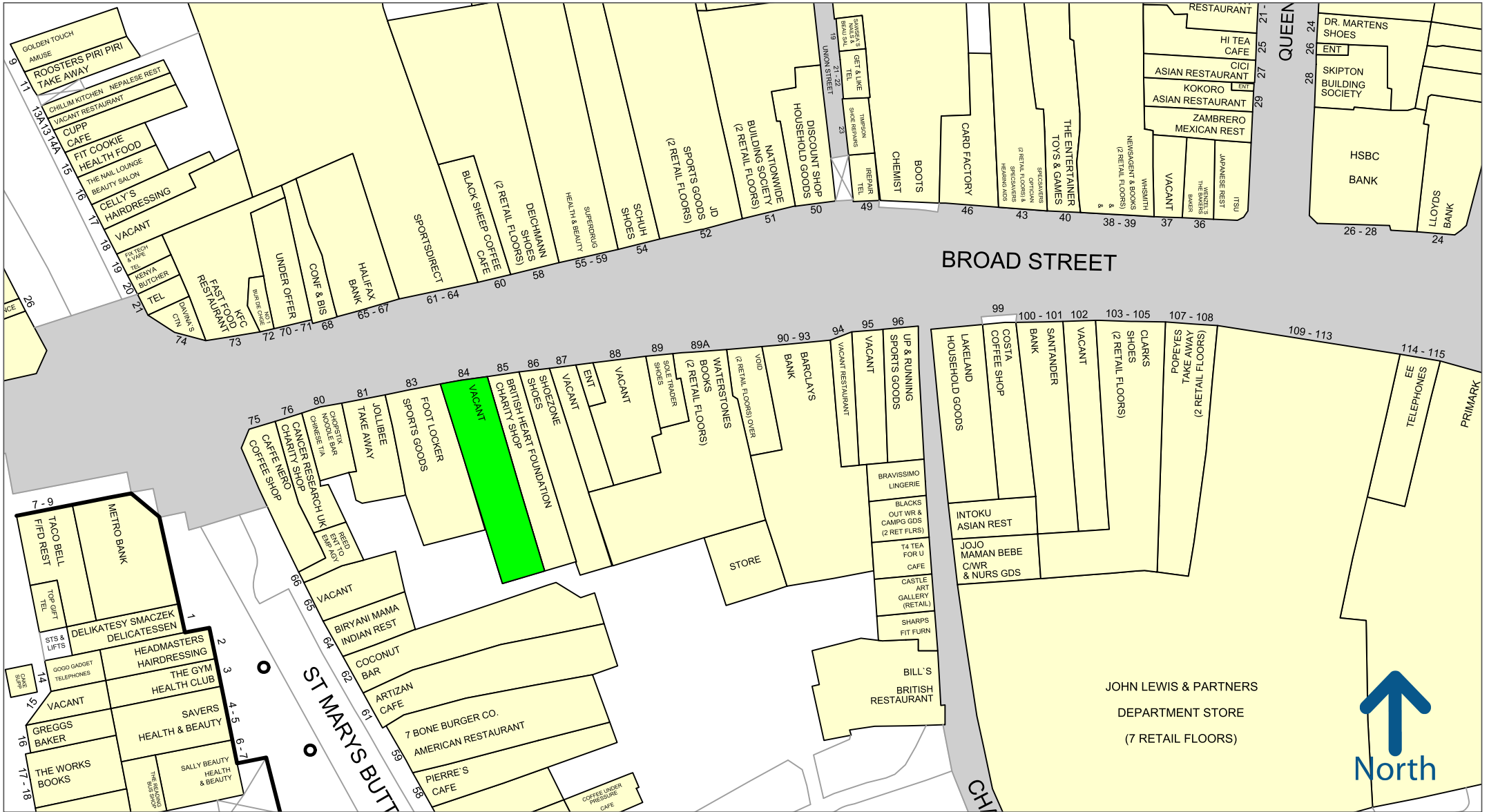
Viewing

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

Adam Bindman **07825 442413**
adam.bindman@greenpartners.co.uk

Ben Sykes **07572 075103**
ben.sykes@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 02/04/2024

Created By: Green and Partners

For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com



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