

PRIME CLASS E OPPORTUNITY READING 37 BROAD STREET

SUBJECT TO VACANT POSSESSION

Description

The premises are situated in a 100% prime location immediately adjoining **TG Jones** and **Wenzels**, whilst in proximity to **John Lewis**, **Popeyes**, **ITSU**, **Trailfinders** and **Clarks**. Other nearby retailers include **Primark**, **Boots**, **Gap**, **The Entertainer**, **Card Factory** and **EE**.

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

Accommodation

The premises are arranged on ground and three upper floors, having the following approximate areas:

Gross Frontage	19 ft 3	(5.86 m)
Net Frontage	16 ft 3	(4.95 m)
Internal Width	17 ft 1	(5.2 m)
Shop Depth	43 ft 7	(13.28 m)
Ground Floor Sales	657 sq. ft.	(61.03 sq. m)
Ground Floor Ancillary	58 sq. ft.	(5.38 sq. m)
First Floor Ancillary	371 sq. ft.	(34.46 sq. m)
Second Floor	376 sq. ft.	(34.93 sq. m)
Third Floor	311 sq. ft.	(30.75 sq. m)

Lease

The premises are available on a new 10 year full repairing and insuring lease.

Rent

£75,000

per annum exclusive.



Business Rates

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

Rateable Value	£67,000
UBR (25/26)	0.555p

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

EPC

The property has an EPC rating of D 87. A full report is available upon request.

Legal Costs

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

Viewing

The premises are available subject to vacant possession, with viewing by appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Subject to Contract

