

PRIME SHOP TO LET SUBJECT TO VACANT POSSESSION

READING

99 BROAD STREET



Description

The premises are situated in a prime location immediately adjoining **Santander** and **Dorothy Perkins**, whilst close to **John Lewis**, **Primark** and **The Oracle Shopping Centre**. Other nearby retailers include **Clintons**, **Boots**, **Itsu**, **Gap**, **The Entertainer**, **Hotter** 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 accommodation:

Ground Floor Area	1,941 sq. ft.	(180.32 sq. m)
First Floor Ancillary	1,329 sq. ft.	(124.92 sq. m)
Second Floor	487 sq. ft.	(45.24 sq. m)
Third Floor	293 sq. ft.	(27.22 sq. m)
Basement (trapdoor access)	487 sq. ft.	(45.24 sq. m)

Lease

The premises are available on a new 10 year full repairing and insuring lease, subject to a 5th year upward only rent review.

Rent

Upon application.

Business Rates

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

Rateable Value	£156,000
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of D 79. 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 joint agents, **Green & Partners**, contacting:

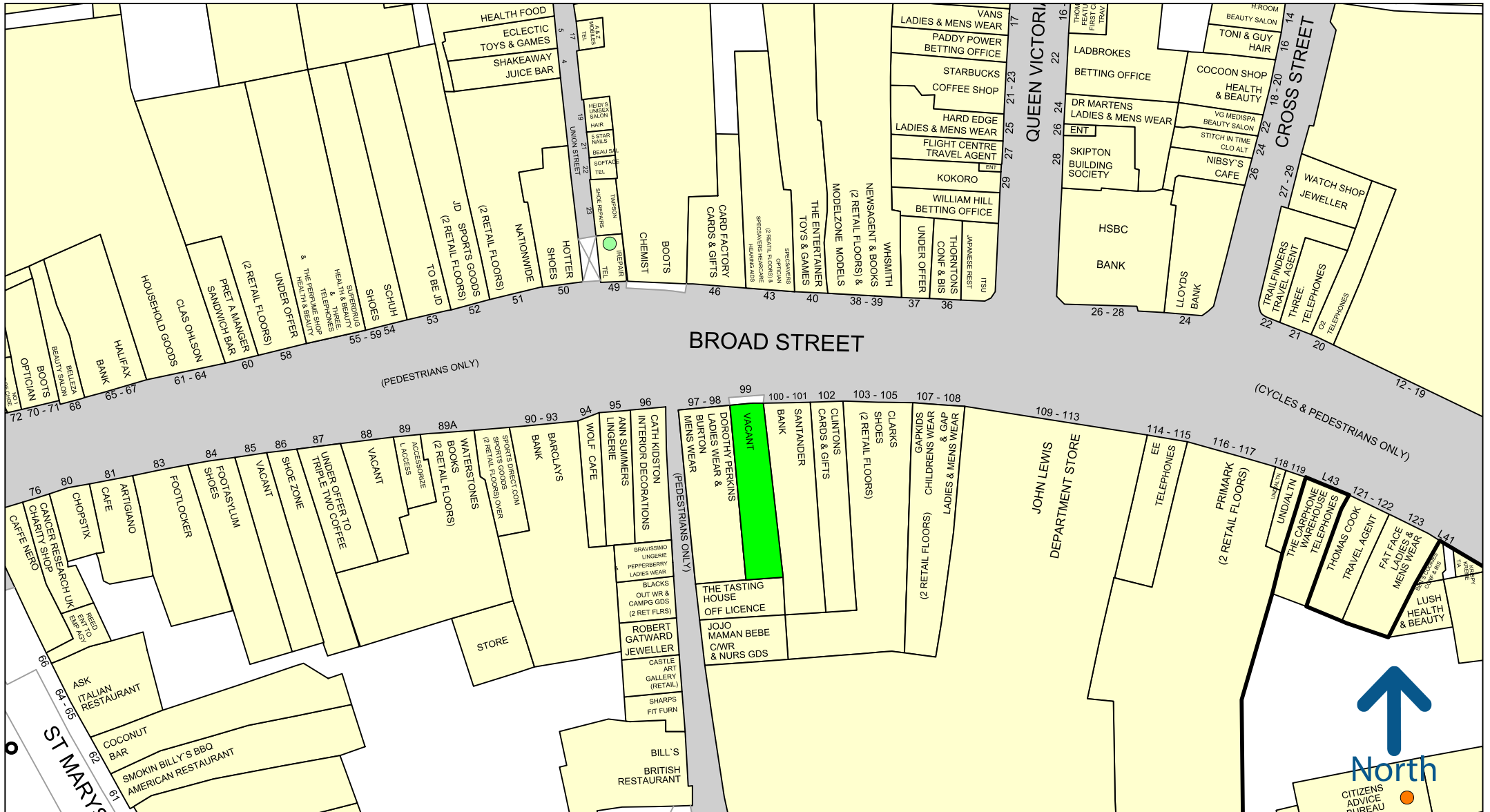
Adam Bindman 020 7659 4822
adam.bindman@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Or, **Hicks Baker**, contacting:

Fiona Brownfoot 0118 959 6144
f.brownfoot@hicksbaker.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 18/01/2019
Created By: Green and Partners



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