

# SHOP TO LET

# READING

## 1-3 QUEEN VICTORIA STREET

CLASS E OPPORTUNITY  
SUBJECT TO VACANT POSSESSION



### Description

The premises are located on the corner of Friar Street and Queen Victoria Street providing the opportunity to secure representation in a historic and attractive building while benefiting from being on one of the most prominent corners in Reading.

Reading continues to be the largest economic and commercial centre in the South East outside of London, boasting excellent existing transport links which will only be boosted by the planned opening of the Elizabeth line. This will give direct access to central London within 40 minutes.

The premises are located on the main thoroughfare from Reading Railway station to the town centre and the John Lewis anchored Oracle Shopping Centre and provide the opportunity to secure representation opposite **Wendy's** first UK site and adjacent to **Pitcher and Piano**, **Starbucks**, **WH Smith** and many other notable occupiers. The Station Hill development is to the north of the premises and will provide 600,000 sq ft of new offices and 1000 new homes.

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

### Accommodation

The premises are arranged on ground and basement floors providing the following approximate accommodation:

<b>Ground Floor</b>	1,249 sq. ft.	(116.04 sq. m)
<b>Basement</b>	820 sq. ft.	(76.18 sq. m)

### Lease

The premises are available subject to vacant possession on a new full effective repairing and insuring lease for a term to be agreed.

### Rent

Upon Application.

### Business Rates

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

<b>Rateable Value</b>	<b>£79,000</b>
<b>UBR (20/21)</b>	<b>£40,448</b>

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

### EPC

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 for viewing by appointment through joint agents, **Green & Partners** and **Robinson Webster**, contacting:

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

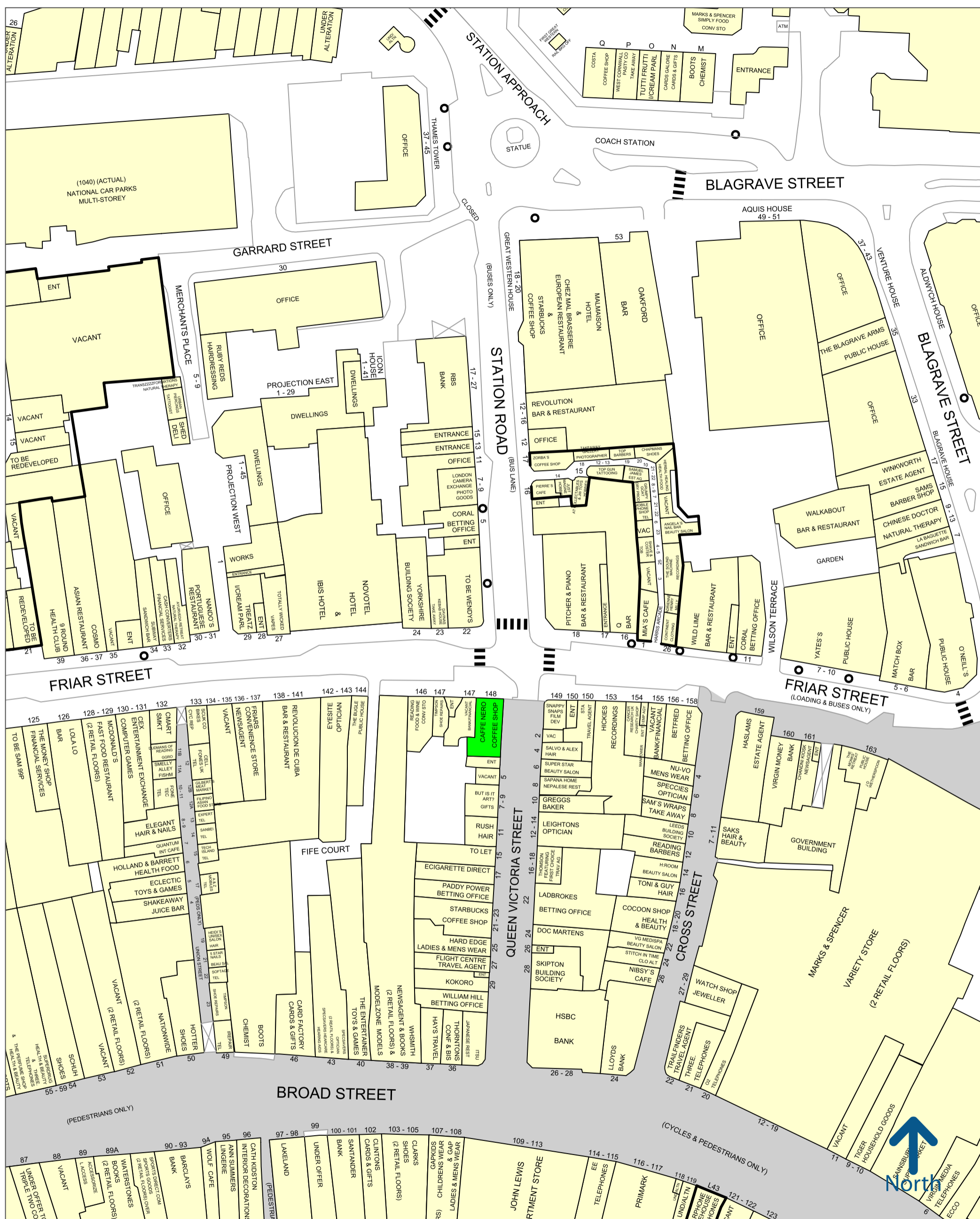
**Harry Silcock** 020 7659 4839  
harry.silcock@greenpartners.co.uk

Or, **Robinson Webster**, contacting:

**Liam Jones** 020 7190 9804  
liam@robinsonwebster.co.uk

**Adam Robinson** 020 7190 9803  
adam@robinsonwebster.co.uk

*Subject to Contract*



Experian Goad Plan Created: 19/11/2020  
Created By: Green and Partners

