

PRIME SHOP TO LET SUBJECT TO VACANT POSSESSION READING 103/105 BROAD STREET



Description

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 situated in a prime location immediately adjoining **Gap** and opposite **WH Smith**, whilst close to **John Lewis**, **Primark** and **The Oracle Shopping Centre**. Other nearby retailers include **Boots**, **Itsu**, **Santander**, **The Entertainer** 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	5,008 sq. ft.	(465.24 sq. m)
First Floor Sales	3,213 sq. ft.	(298.48 sq. m)
First Floor Stock	1,541 sq. ft.	(143.15 sq. m)
Second Floor Stock	845 sq. ft.	(78.50 sq. m)
Third Floor Stock	881 sq. ft.	(81.82 sq. m)
Basement Stock	1,281 sq. ft.	(119 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:

Rateable Value	£365,000
UBR (20/21)	0.512p

All parties are to be 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.

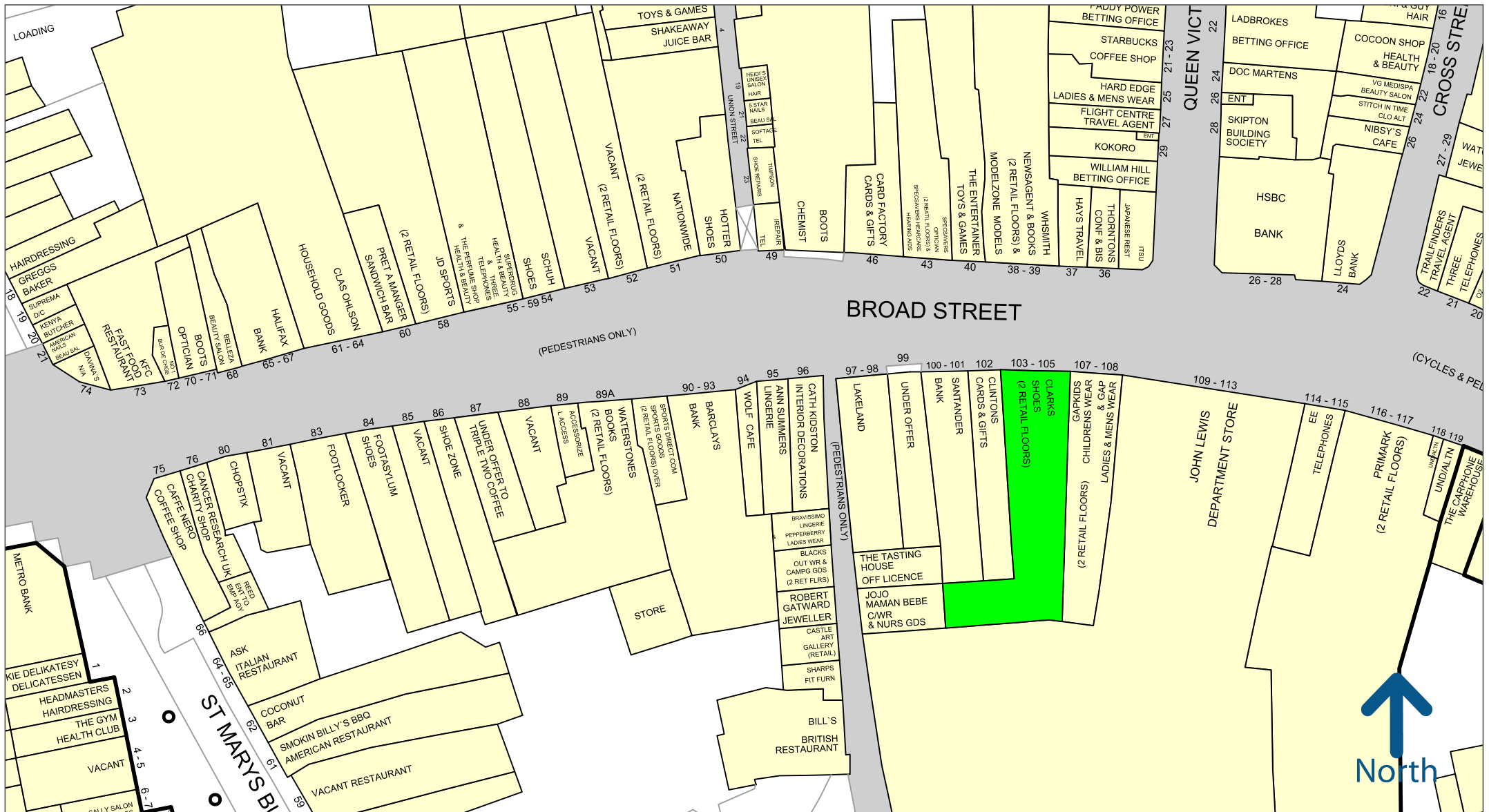
Viewing

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

Adam Bindman 020 7659 4822
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Harry Silcock 020 7659 4839
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Subject to Contract



Experian Goad Plan Created: 25/11/2020
Created By: Green and Partners

50 metres

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