CLASS E OPPORTUNITY **READING** 102 BROAD STREET



Description

The premises are situated in a prime location on Broad Street. The premises are immediately adjoining **Santander** and **Clarks**, whilst in close proximity to **John Lewis**, **Primark** and **The Oracle Shopping Centre**. Other nearby retailers include **JD**, **Boots**, **Itsu**, **Gap**, **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, first, second and third floors, having the following approximate accommodation:

Ground Floor	2,135 sq. ft.	(198.35 sq. m)
First Floor	1,830 sq. ft.	(170.01 sq. m)
Second Floor	367 sq. ft.	(34.09 sq. m)
Third Floor	394 sq. ft.	(36.60 sq. m)

Lease

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

Rent

Upon application.

Business Rates

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

Rateable Value	£153,000
UBR (24/25)	0.546p

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

EPC

The property has an EPC rating of D 82. 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

Sophie Marich 07375 625623 sophie.marich@greenpartners.co.uk

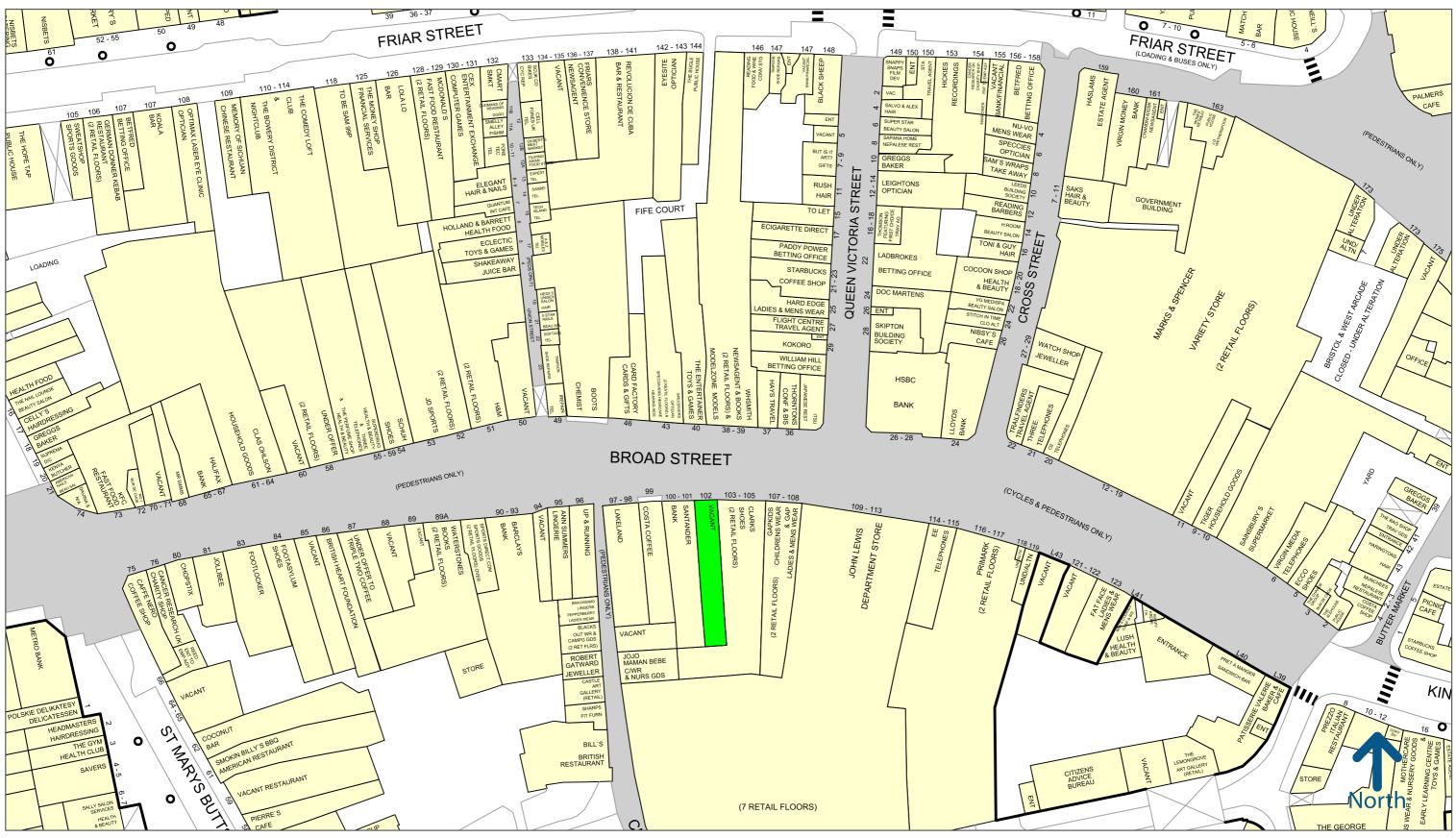


020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

Green and Partners for themselves and for the vendors of this property whose agents they are, give notice that. These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property.

Subject to Contract





50 metres



green&partners

Experian Goad Plan Created: 04/10/2021 Created By: Green and Partners

For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011