

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.

Subject to Contract

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 be 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

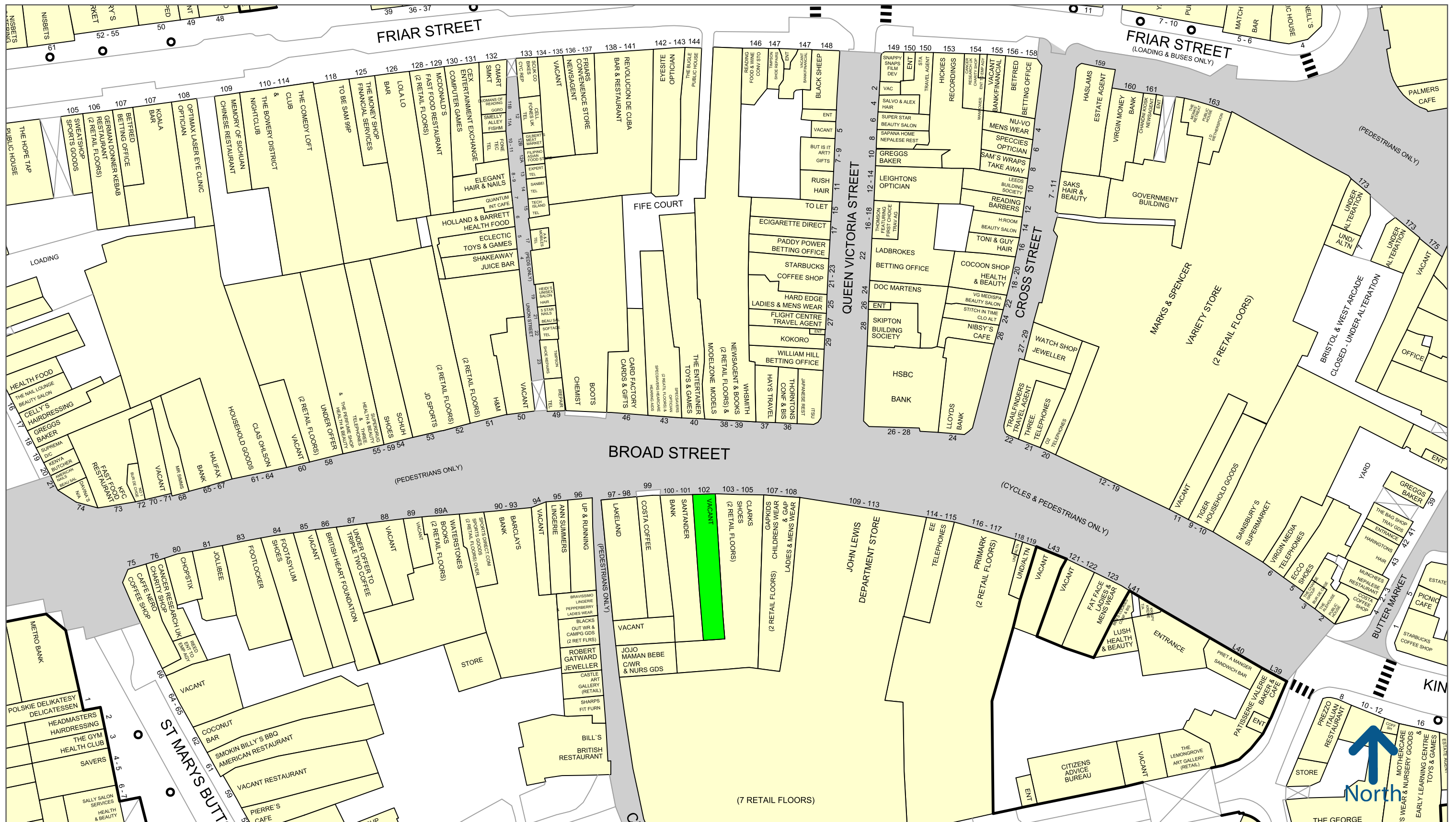
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

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

Adam Bindman **07825 442413**
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Experian Goad Plan Created: 04/10/2021
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For more information on our products and services:

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