

LEISURE



TO LET

RENT

£35,000 p.a.

KEY FACTS

- ☐ Fully fitted for leisure use
- ☐ D2 consent
- ☐ Excellent prominence to the street
- ☐ Good signage opportunity
- ☐ Male & female changing rooms, showers and toilets
- ☐ 2 fitness studios
- ☐ Air conditioning



Reading – First Floor, 106A Friar Street, RG1 1EP

D2 LEISURE UNIT TO LET

RETAIL AREA	SQ FT
First floor	2,344

SERVICE CHARGE & INSURANCE

TBA

VAT – VAT is payable

EPC RATING

The current EPC rating is D. A full certificate is available on request.

COSTS

Each party is to pay their own costs.

VIEWINGS

Harry Bevins

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RATES

Rateable Value (2017) - £11,000*

*Estimated due to building currently valued as a whole, subject to VOA reassessment.

UBR (2017-18) – 46.6p

The unit will likely to benefit from business rates relief.

NB: A transitional rate could apply. Please check with the Local Authority.

BIDS

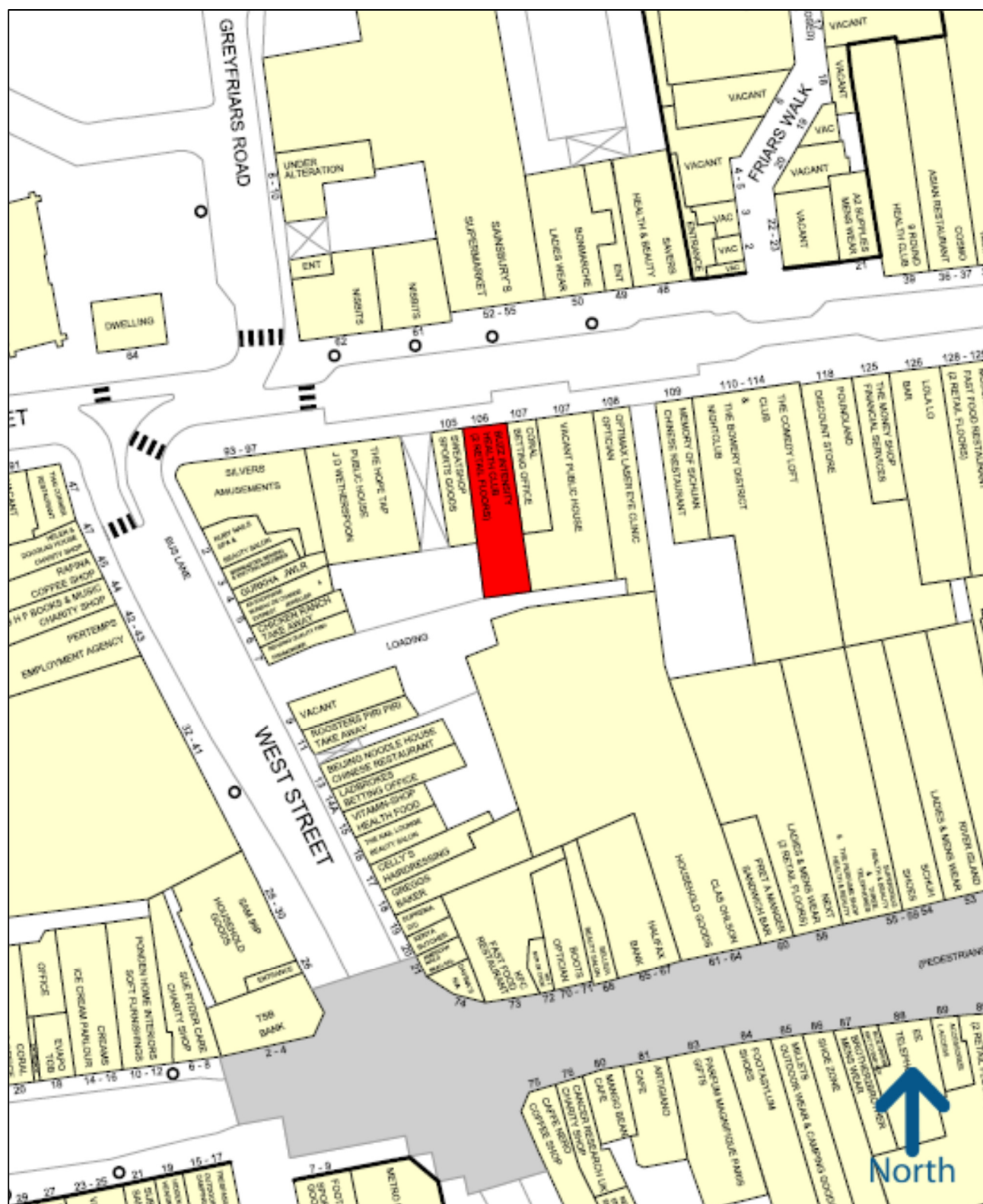
The unit is within the BIDS (Business Improvement District) which implements an additional 1% levy on rates for the properties with rateable values in excess of £10,000.

LEASE

A new lease is available direct from the freeholder on terms to be agreed.

T: 0118 959 6144 **W:** www.hicksbaker.co.uk

Transaction • Management • Performance



DATE OF PUBLICATION

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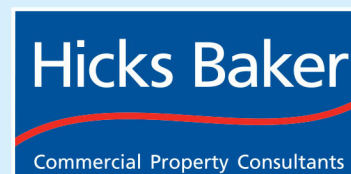
LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website

www.leasingbusinesspremises.co.uk

MISREPRESENTATIONS ACT 1967

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