

Retail



TO LET

RENT

£35,000 p.a.

KEY FACTS

- ☐ Prominent location in central Reading
- ☐ Rear access
- ☐ Suspended ceiling
- ☐ Air conditioning
- ☐ Disabled W.C.
- ☐ Nearby retailers include: Sainsbury's, Nisbits Catering Supplies, The Sweat Shop, & Bet Fred

Reading – Ground floor , 106 Friar Street, RG1 1EP

A1 / A2*/A3** RETAIL UNIT TO LET

(* - permitted development rights will apply to use the premises for A2.

** - Landlord applying for A3 consent))

RETAIL AREA	SQ FT
Ground floor sales area	2,264
ITZA	846

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) - £42,000*

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

UBR (2017-18) – 46.6p

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.

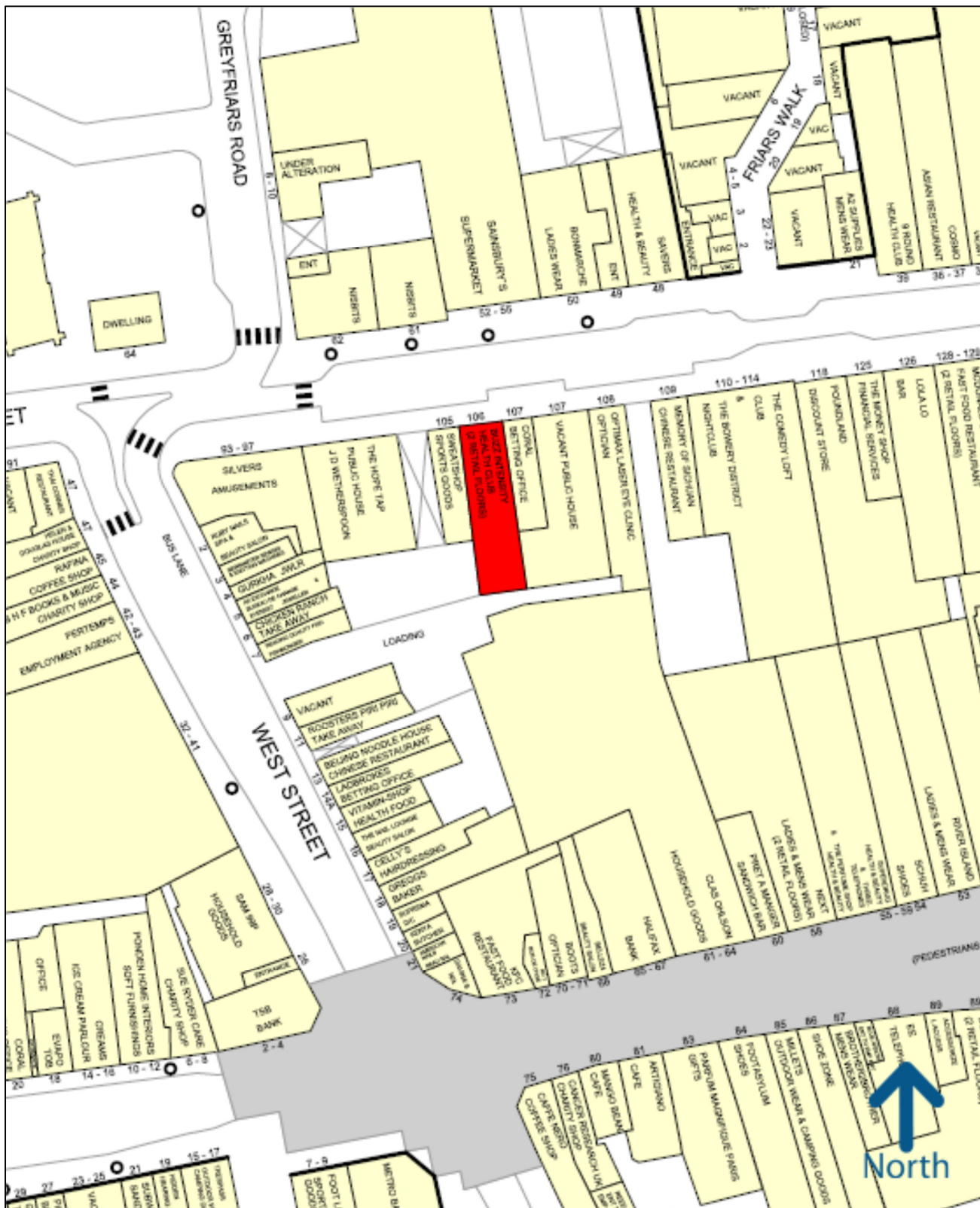
LEASE

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

SERVICE CHARGE & INSURANCE

TBA

Transaction • Management • Performance



May 2017

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.lettingbusinesspremises.co.uk

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