

TOWN CENTRE RETAIL UNIT - TO LET



2,100Sq.Ft. **(195.10**Sq.M.)**approx N.I.A.**

21-23 Queen Victoria Street

Reading

Berkshire

RG1 1SY

kemptoncarr.co.uk | Reading office 0118 402 6893



Location

The property is located on a high footfall area between Reading train station and High Street. The train station forms part of the Crossrail High Speed Link to London (Paddington) and the west. Reading provides excellent road links via A329 which connects to the M4 at Junction 10 at Reading and Wokingham towards London, M25 and the west. There are various national and independent retailers / restaurants nearby which include John Lewis and the Oracle Shopping Centre.

Description

The accommodation can be found at ground and basement levels and offers open plan floor space behind a full width and height glazed frontage. The accommodation would suite a variety of occupiers such as retail, F&B, medical etc subject to planning permission.

Accommodation

	Sq.Ft.	M2
Ground Floor	1,488	138.2
Basement	612	56.9
TOTAL	2,100	195.1

Approx net internal area (NIA)

Terms

Rent: £80,000.00 per annum exclusive.

The above rent is exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

The premises are available on a new effective full repairing and insuring lease for a term to be agreed.

Business rates

The billing authority is Reading Borough Council

Rateable value: £79,000.00

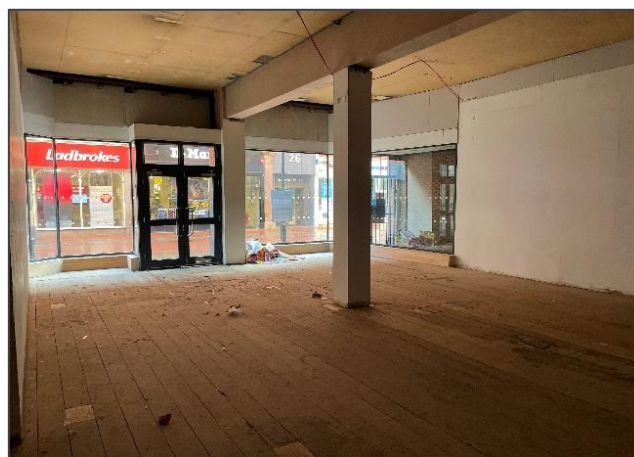
We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Energy Performance Rating

TBC



Viewing and further information



Luke Bennett

luke.bennett@kemptoncarr.co.uk

07385 467 367

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

Fiona Brownfoot

f.brownfoot@hicksbaker.co.uk