

# Retail



## TO LET

## RENT

£25,000 p.a.

## KEY FACTS

- ☐ Shell condition retail unit
- ☐ Very attractive modern building
- ☐ Fronts main road
- ☐ Village location
- ☐ Opposite Budgens
- ☐ Class E use
- ☐ No late night trading
- ☐ Available January 2022

**Reading– 6 Victoria Road, Mortimer RG7 3SE**

## CLASS E RETAIL UNIT TO LET

RETAIL AREA	SQ FT
Retail Sales Area	1,724
Ancillary	140
ITZA	878

## VIEWINGS

**Fiona Brownfoot**

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## RATES

The unit has not yet been assessed.

Estimated to be £18,000

## REPAIRING OBLIGATION

Internal and shop front only.

## LEASE

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

## EPC RATING

The current EPC rating is 'B'. A full certificate is available upon request.

## VAT

The property is NOT elected for VAT.

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# Transaction • Management • Performance



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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](http://www.leasingbusinesspremises.co.uk)

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