

Retail



TO LET

RENT

£24,000 P.A.

KEY FACTS

- ☐ Secondary location
- ☐ Few minutes' walk from prime retailing area
- ☐ In vicinity of 491 flats
- ☐ Good public car park nearby
- ☐ Anytime Fitness and Pertemps close by
- ☐ No hot food takeaway

READING – Unit 3 Chatham Place RG1 7AR

CLASS E PREMISES TO LET (No hot food takeaway)

	SQ FT
Ground floor	1,324

VIEWINGS

Fiona Brownfoot

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RATES

Rateable Value (2017) - £15,500 (EST)

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

LEASE

The unit is available on a new lease on terms to be agreed.

SERVICE CHARGE

TBC

INSURANCE

TBC

VAT

The unit is elected for VAT.

EPC

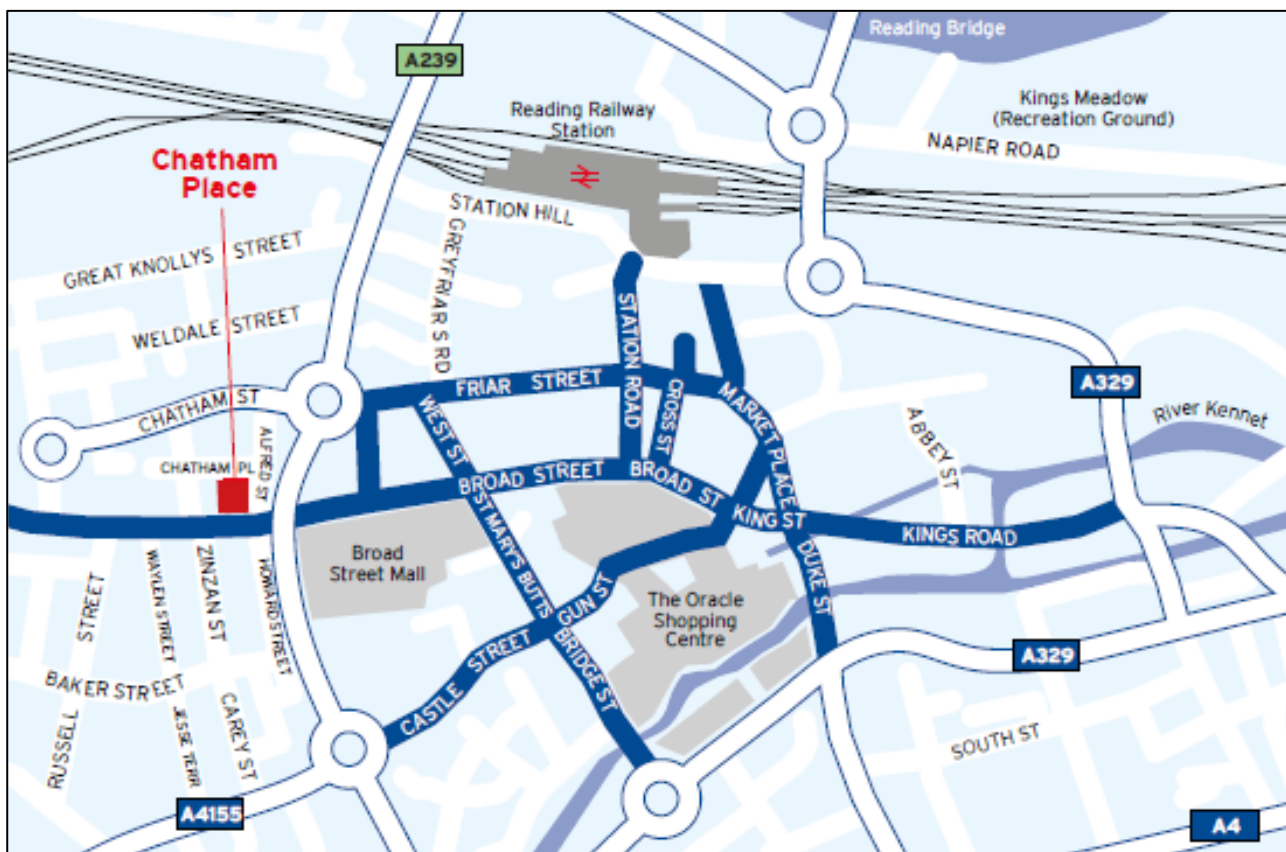
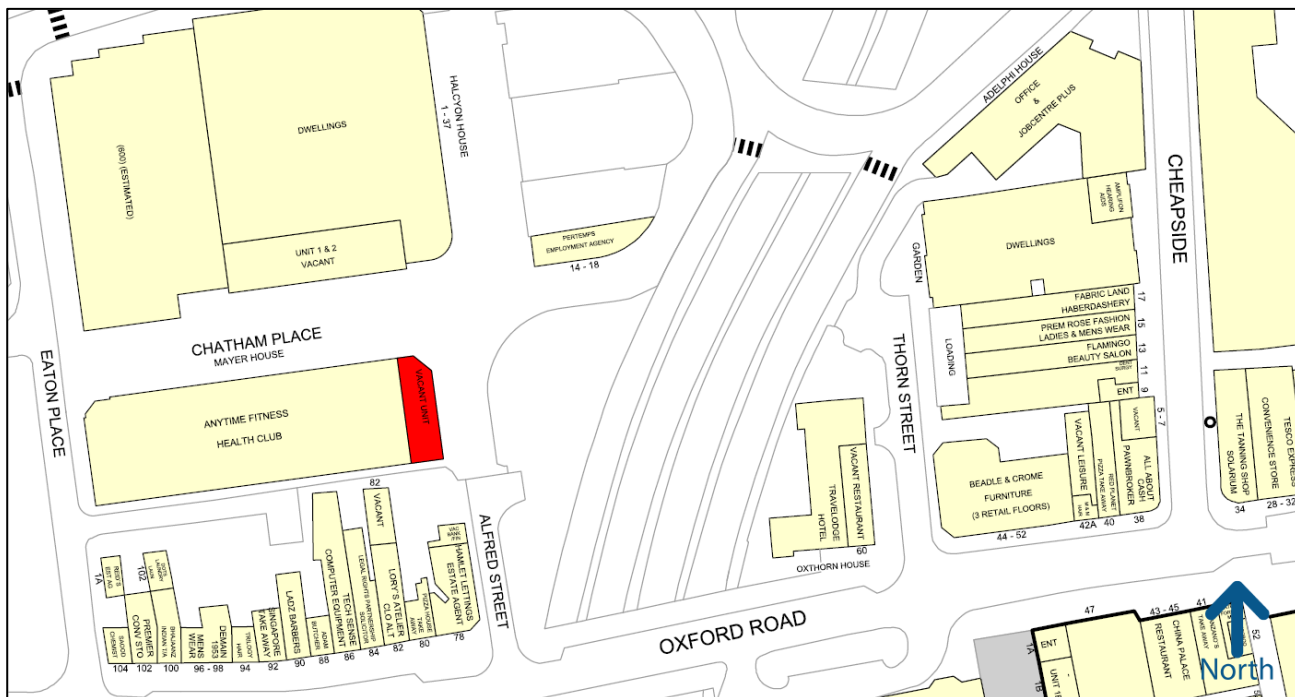
Current rating TBA. Certificate available on request.

SCAFFOLDING

The scaffolding is due to be removed early 2022.

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

Transaction • Management • Performance

**LEASE CODE**

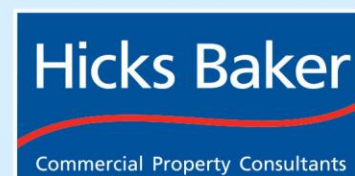
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions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

<https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-ps-version-feb-2020.pdf>

AUGUST 2021

MISREPRESENTATION CODE

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