

# Retail



## TO LET

### RENT

£40,000 p.a. plus VAT

### KEY FACTS

- Located on pedestrianised route from Broad Street to the Oracle Shopping Centre
- Partially fitted unit
- Opposite Jojo Maman Bebe and entrance to John Lewis
- Other retailers nearby are Bravissimo, Blacks and Lakeland

## Reading – 4 Chain Street RG1 2HX

### CLASS E PREMISES TO LET

RETAIL AREA	SQ FT
Retail Sales Area	851
Basement Ancillary (Remote)	926
ITZA	653

### VIEWINGS

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### RATES

Rateable Value (2017) - £37,250

**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

The property is available by way of a new lease on a term to be agreed, subject to 5 yearly upwards only rent reviews.

### SERVICE CHARGE

The estimated service charge is £1,529.27 p.a.

### EPC RATING

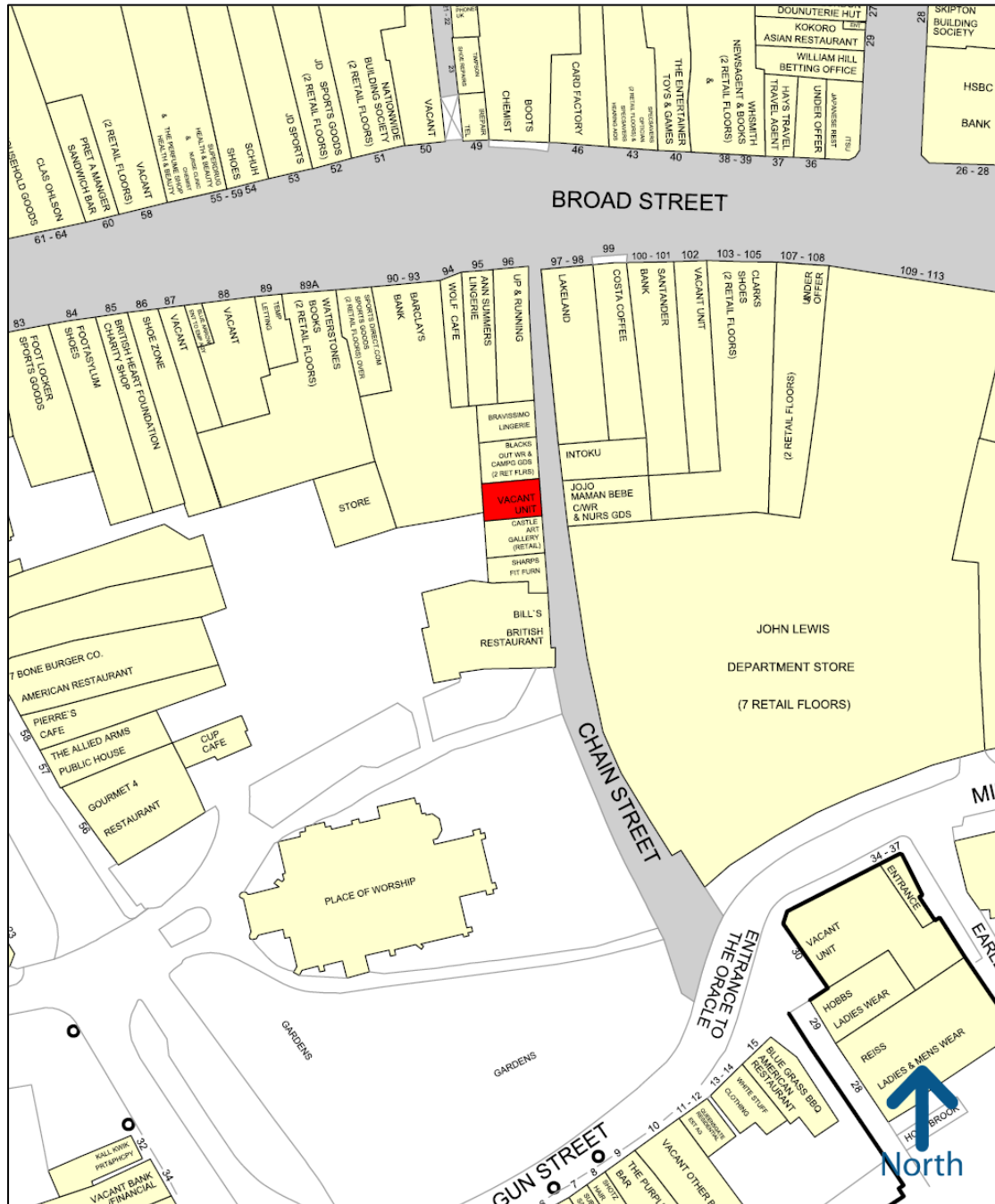
The current EPC rating is 'D'. A full certificate is available on request.

### VAT

VAT is payable.

T: 0118 959 6144 W: [www.hicksbaker.co.uk](http://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](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf)

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## MISREPRESENTATION CODE

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