

3/3a Broad Street | Reading |
RG1 2BH

Retail / Catering Unit | To Let |
"Hot Food Takeaway" Consent



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Location

The property is situated in a prominent location in the pedestrianised section of Broad Street, close to the entrance to the Oracle Shopping Centre and opposite Pret and Gail's Bakery. Other occupiers nearby include Costa, Tortilla, Sainsbury's and Tiger.

Description

The retail premises are arranged over basement, ground, first, second and third floor levels. The first floor has previously been used for sales purposes.

The second/third floor levels can only be used for light storage purposes.

Accommodation

The accommodation benefits from the following approximate dimensions and net internal areas:

Internal width	4.59 m	15 ft
Shop depth	6.44 m	21 ft 2 ins
Ground floor sales	28.33 Sq.m	305 Sq.ft
Basement anc	16.44 Sq.m	177 Sq.ft
First floor sales/anc	30.84 Sq.m	332 Sq.ft
Second floor anc	35.48 Sq.m	392 Sq.ft
Third floor anc	26.01 Sq.m	280 Sq.ft

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed, subject to upwards only rent reviews every five years.

Key features

- Prime trading location
- Opposite the Oracle Shopping Centre entrance/exit
- Sui Generis "Hot Food Takeaway" planning use
- Extraction route available
- Available now following abortive negotiations

Rent

£45,000 per annum exclusive plus VAT (if applicable).

The rent is exclusive of business rates, VAT, insurance, utility bills and all other outgoings related to the property.

EPC

Details available upon request. Rating – D-89.

Rates

The VOA website shows that the new Rateable Value from April 2024 is £39,000. For rates payable please refer to the Local Charging Authority, Reading Borough Council - 0118 937 3787.

Legal costs

Each party to be responsible for their own legal and consultancy costs.



Contact

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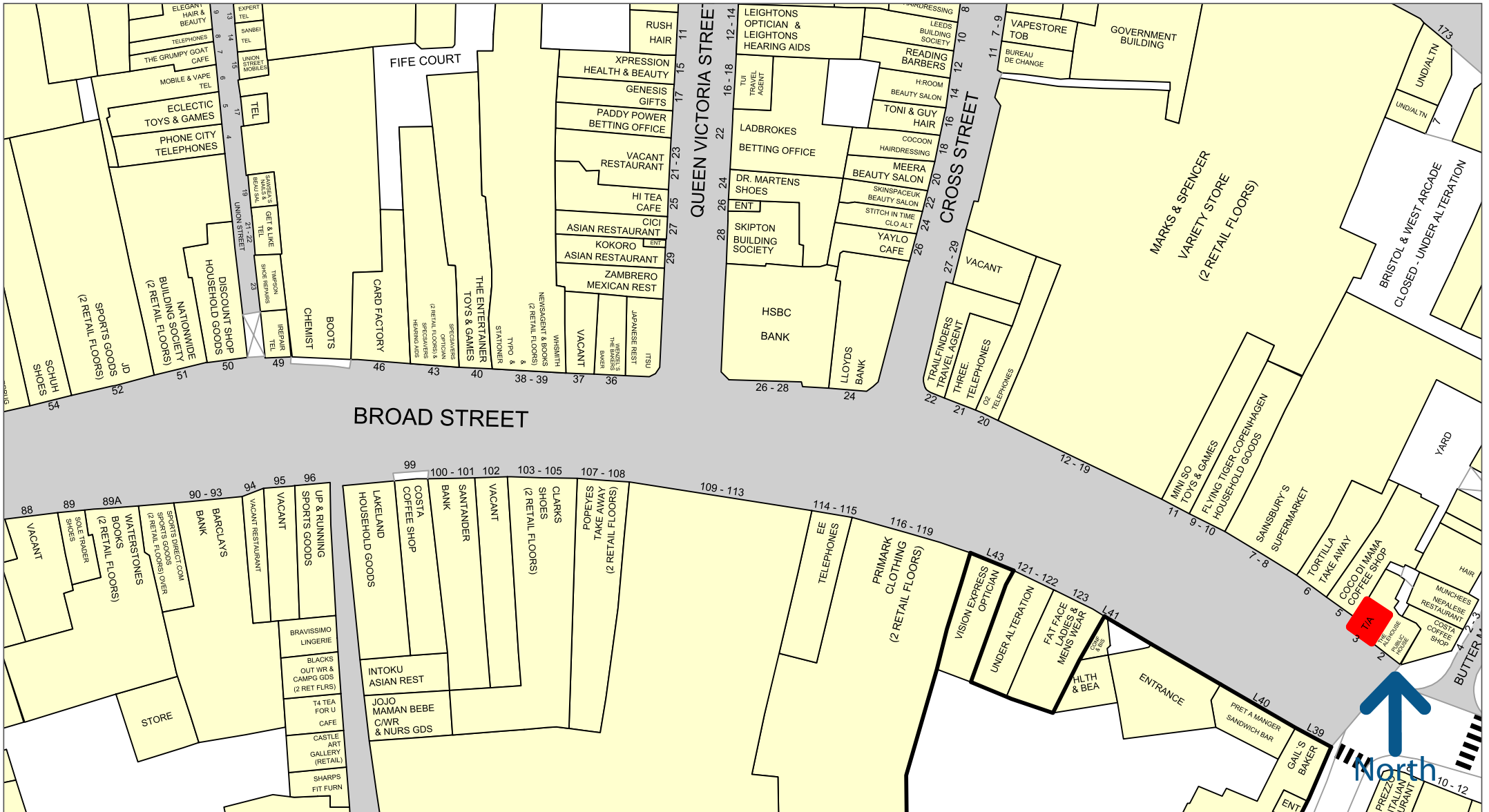
VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

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50 metres

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Created By: Brasier Freeth

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