

Shop To Let

READING

4 Broad Street

Benefitting from Outdoor Seating

Location

The subject premises are located in a busy position on the northern side of Broad Street, situated immediately adjacent to Tortilla and directly opposite Pret A Manager, Gails and the entrance to the Oracle Shopping Centre.

Other nearby operators include Sainsbury's, Primark, John Lewis and Marks and Spencer, to name a few.

An extract from the street plan is attached upon which the premises has been highlighted.

Accommodation

The premises are arranged over ground floor only plus outdoor seating, providing the following approximate net internal floor areas:-

Ground Floor	1,530 sq.ft	142.14 sq.m
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Terms

An assignment of the existing lease, expiring on 2nd January 2033, subject to an upward only rent review on 3rd January 2028, at a current passing rental of £90,000 per annum exclusive, or 10% of gross turnover, whichever is the greater.

Alternatively, a new sublease could be made available. Further information is available upon request.



Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£110,000
UBR (2024/2025)	54.6p
Rates Payable	£60,060

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC Rating

An EPC has been commissioned and is available upon request.

Viewing

All viewings are strictly by prior appointment.
For further information or arrangements to inspect please contact:

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For more information contact:
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