



## To Let

### 6 The Colonnade, Tilehurst, Reading RG30 6PR

- Ground floor retail
- Private garage
- Situated within a neighbourhood parade of 10 shops anchored by Co-op
- Rear delivery access
- Excellent public parking
- Adjacent bus stop

<b>Ground Floor Retail Sales</b>	650 sq ft	<b>Rent</b>	£15,000 p.a. exclusive
<b>ITZA</b>	496 units	<b>Service Charge 2024</b>	£336.98 per quarter
<b>Shop Internal Width</b>	5.22 m	<b>Buildings Insurance to 25.3.25</b>	£249.31 p.a.
<b>Shop Internal Depth</b>	11.65 m	<b>Rates Payable</b>	£4,107 p.a.

For more information please contact Hicks Baker

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<b>USE</b>	<b>Class E</b>
<b>TENURE</b>	Leasehold
<b>TERM</b>	A new lease is available direct from the Landlord on terms to be agreed.
<b>RATEABLE VALUE</b>	£10,750. 2026 List.
<b>EPC</b>	E rating
<b>VAT</b>	The property is NOT elected for VAT.

Richard Duncan

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Transaction



Management



Advice

### 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 here](#).

### Misrepresentations Act 1967

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The  
Colonnade

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