



## To Let

### 13-14 Gun Street, Reading RG1 2JR

- Excellent location for F&B
- Extraction possible (stp)
- Available to let / may sell
- Grade II Listed
- Characterful building with excellent height and interesting level change
- Small decking area to rear
- Located adjacent to the 2nd busiest entrance into The Oracle Shopping Centre
- Close to Cosy Club
- Nearby retailers include John Lewis, Reiss, Purple Turtle, Zerodegrees

|                          |                    |
|--------------------------|--------------------|
| Ground floor sales       | 1,965 sq ft        |
| Basement                 | 283 sq ft          |
| First floor              | 367 sq ft          |
| Second floor             | 235 sq ft          |
| TOTAL                    | 2,850 sq ft        |
| Rent/Price               | £77,500 p.a. / POA |
| Est. buildings insurance | TBC                |
| Rates Payable            | £28,165 p.a.       |

For more information please contact Hicks Baker

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|                       |                                                                             |
|-----------------------|-----------------------------------------------------------------------------|
| <b>USE</b>            | Class E                                                                     |
| <b>TENURE</b>         | Leasehold / May sell                                                        |
| <b>TERM</b>           | A new FRI lease is available direct from the Landlord on terms to be agreed |
| <b>RATEABLE VALUE</b> | £65,500. 2026 List.                                                         |
| <b>EPC</b>            | An EPC has been commissioned                                                |
| <b>VAT</b>            | VAT is payable                                                              |

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Transaction



Management



Advice

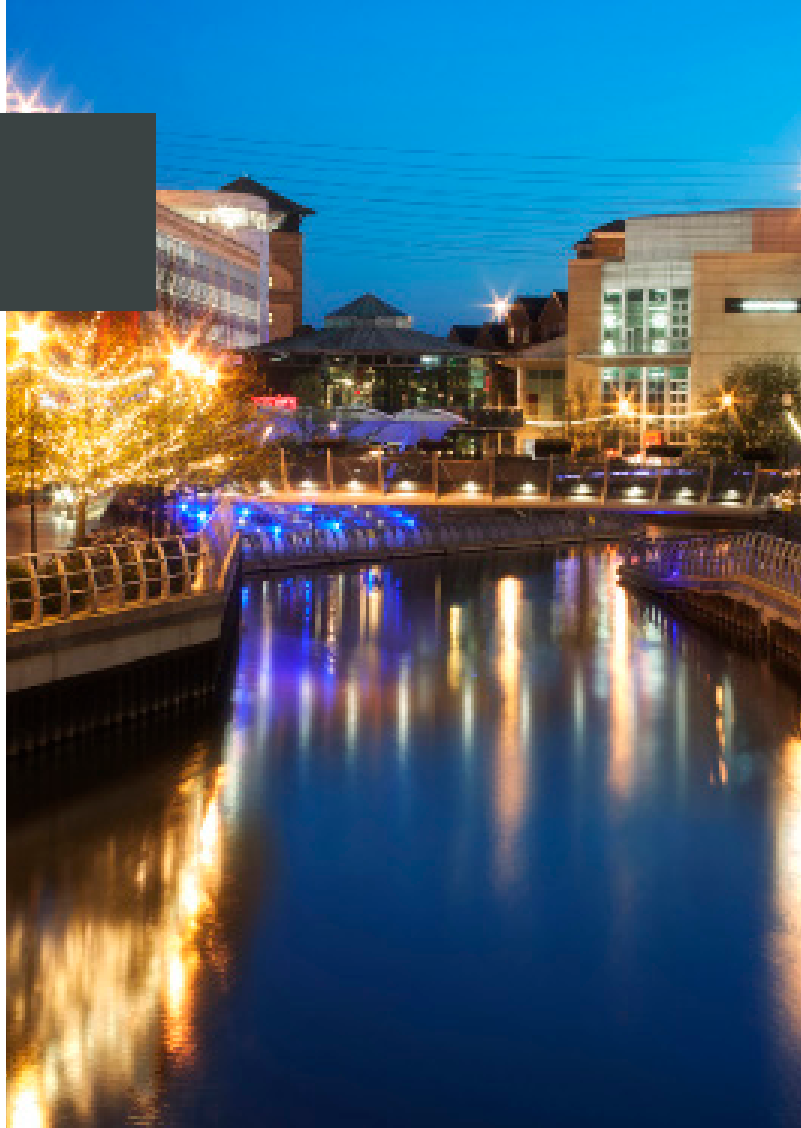
#### Lease code

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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- No. 1 retail destination in the Thames Valley
- Fastest growing economy in the Thames Valley over the last 20 years
- Reading has the 10th highest start up rate in the UK and is home to 13 of the world's top 30 brands
- 6th highest employment rate
- 15m visitors to the town p.a.
- 4th highest average wage in UK
- 1.3 Resident population
- 40,000 office workers
- 612 retail and leisure facts



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