



To Let

786-794 Oxford Road, Reading RG30 1EL

- Highly prominent roadside location
- Extensive frontage
- Located on busy A329, Oxford Road
- Good street visibility
- 21 car parking spaces on site
- Close to Reading Retail Park
- STP, the premises are suitable for a variety of uses, eg a Gym, Vets, Childrens Nursery, Car Showroom etc

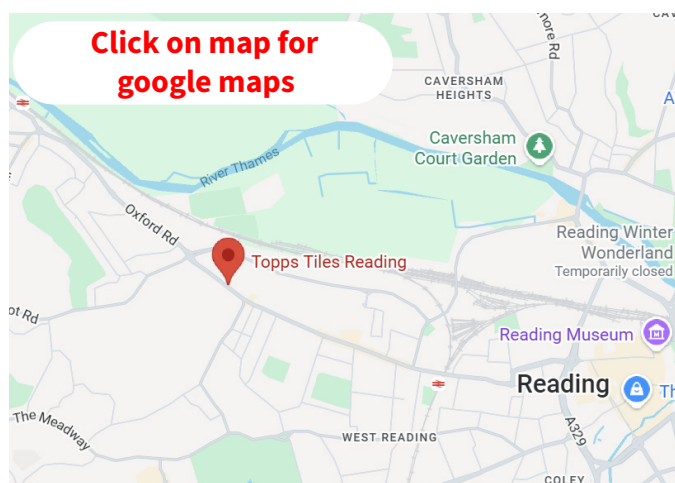
Upper ground floor - trading space	2,330 sq ft
Lower ground floor - trading space	4,207 sq ft
First floor - offices	2,460 sq ft
TOTAL	8,997 sq ft
Floor to ceiling height	6.41 m
Rent	£90,000 p.a.
Est. Buildings Insurance	tbc
Rates Payable	£ 34,688 p.a.

For more information please contact Hicks Baker

T: 0118 959 6144 E: retail@hicksbaker.co.uk W: hicksbaker.co.uk



USE	Class E
TENURE	Leasehold
TERM	A new FRI lease is available direct from the Landlord on terms to be agreed
RATEABLE VALUE	£62,500. 2026 List
EPC	B. Expires 05 2035
VAT	VAT is payable



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Date of publication: June 2026



Transaction



Management



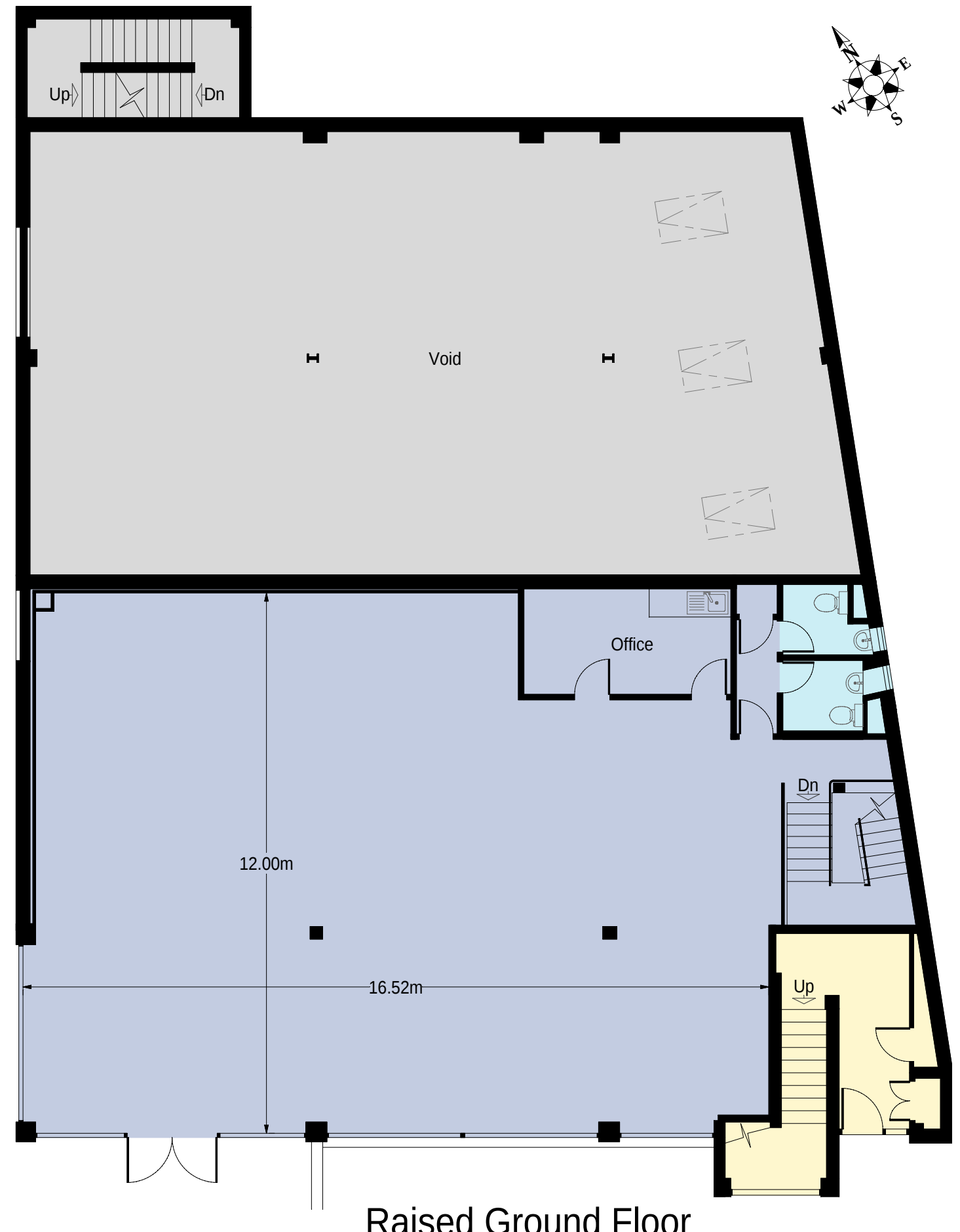
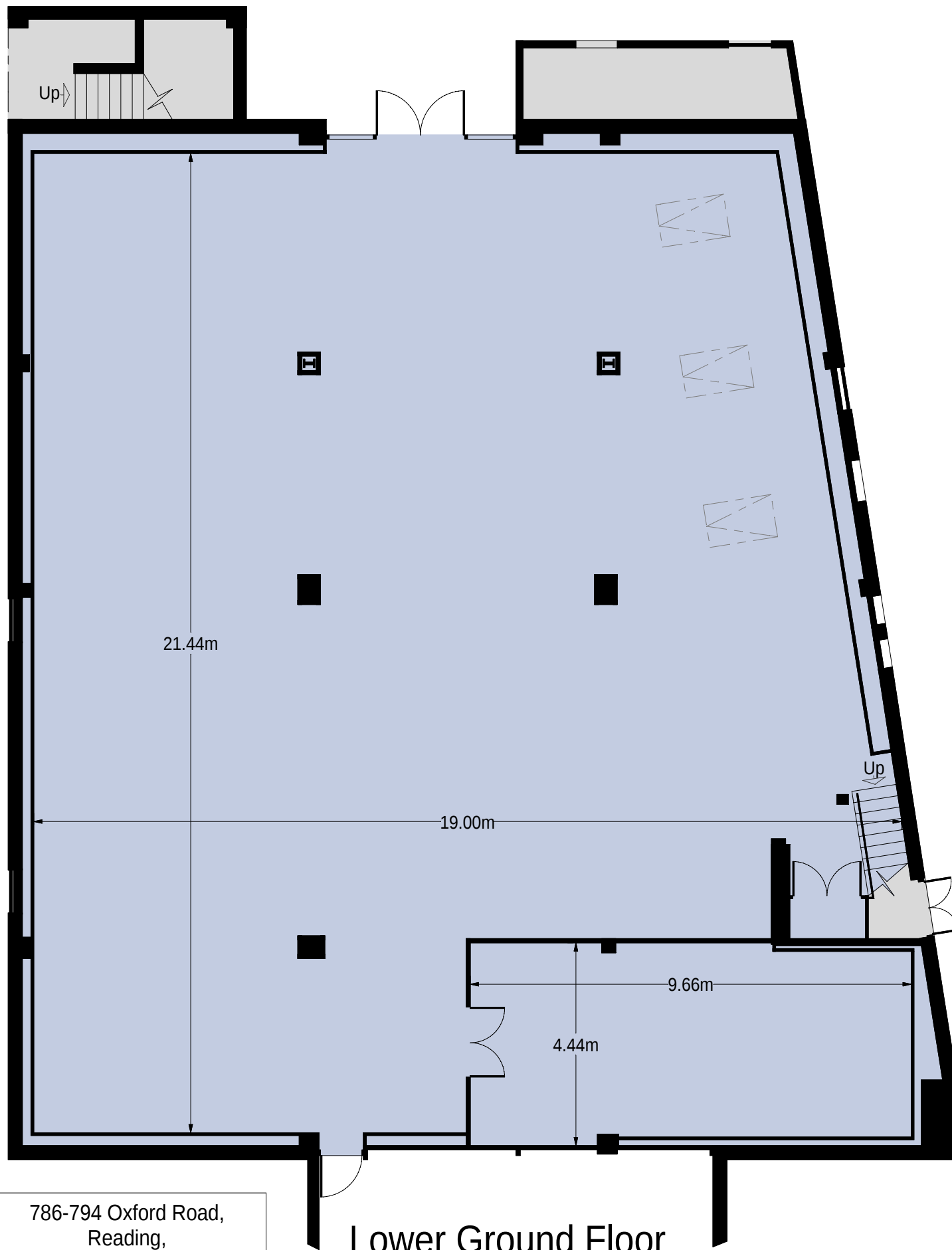
Advice

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

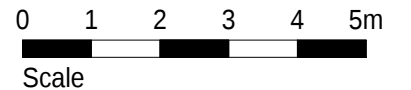
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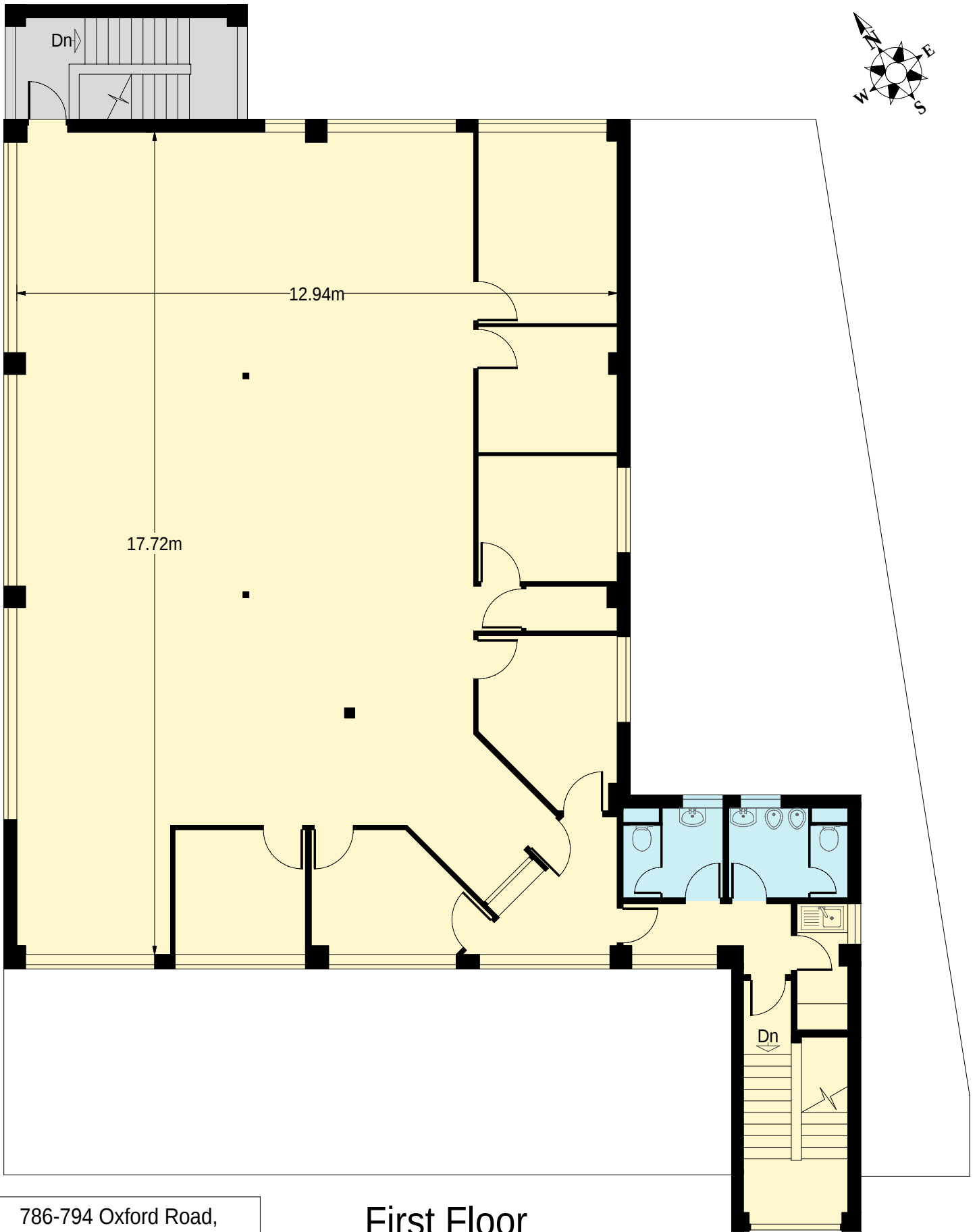


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Not to scale (A3 page)
Date - July 2026

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First Floor

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