



To Let

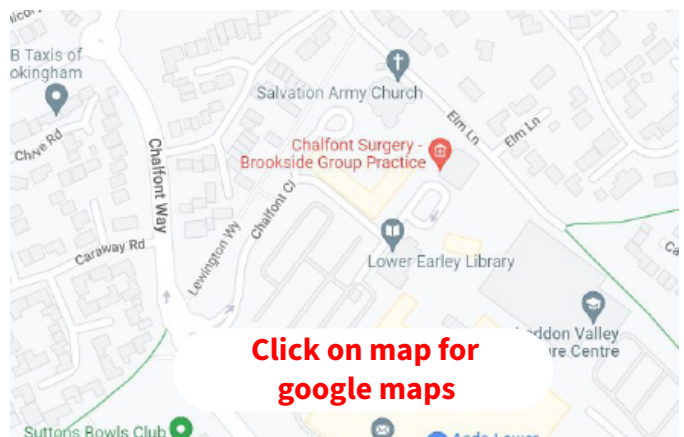
6 Chalfont Court, Lower Earley, Reading RG6 5SY

- Highly prominent unit
- Refurbished to a good standard
- 9 car parking spaces
- Rear access
- Close to Asda supermarket
- NO restaurants or hot food takeaway uses

Ground floor	1,367 sq ft
First floor	1,261 sq ft
TOTAL	£2,628 sq ft
Rent	£42,000 p.a. exclusive
Est. Service Charge	£7,835.10 p.a.
Est. Buildings Insurance	£664.38 p.a.
Rates Payable	£23,578 p.a.
TOTAL OCCUPATIONAL COST	£74,077.48 plus VAT

For more information please contact Hicks Baker

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



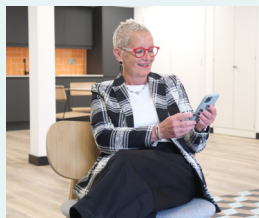
USE	Class E
TENURE	Leasehold
TERM	A new lease is available direct from the Landlord on terms to be agreed
RATEABLE VALUE	£47,250. 2026 List
EPC	D. Valid until June 2028
VAT	VAT is payable

Fiona Brownfoot

Retail and Leisure

E: f.brownfoot@hicksbaker.co.uk

T: +44 (0) 118 959 6144 Option 1



Date of publication: May 2022



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

Hicks Baker for themselves and for the vendors or lessors of this property, whose agents they are give, notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hicks Baker has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT.