



## To Let

### 95 Broad Street, Reading RG1 2AP

- Located in prime location
- Situated on the main pedestrianised thoroughfare
- Grade II Listed
- Fully refurbished
- Retailers nearby include Up & Running, Lakeland, Costa and Barclays Bank

Retail sales area	1,288 sq ft	Rent	£ 75,000 p.a. exclusive
Ancillary - 1F, 2F, 3F	1,062 sq ft	Est. Service Charge	N/A
<b>TOTAL</b>	<b>2,350 sq ft</b>	Est. Buildings Insurance	TBC p.a.
ITZA (A/8) Ground floor	621 units	Rates Payable	£ 46,848 p.a.
Built width/depth	TBC units	<b>TOTAL OCCUPATIONAL COST</b>	<b>£ 121,848 p.a. plus VAT</b>

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>	£91,500. For further information on Retail, hospitality and leisure relief, visit - <a href="https://www.gov.uk/apply-for-businessrate-relief/retail-discount">https://www.gov.uk/apply-for-businessrate-relief/retail-discount</a>
<b>EPC</b>	C. Valid until 18/05/2031
<b>VAT</b>	VAT is payable
<b>FURTHER INFORMATION</b>	Plans and photos, <a href="#">click here</a>
<b>REAR FIRE ESCAPE</b>	Please note that the fire strategy for this building and 94 Broad Street provides for reciprocal rights of way. The rear doors of both units incorporate 'in the event of fire' access mechanism which permits any occupiers of each unit to vacate through the adjacent building.

**Fiona Brownfoot**

Retail and Leisure

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Date of publication: October 2023



Transaction



Management



Advice

**Lease code**

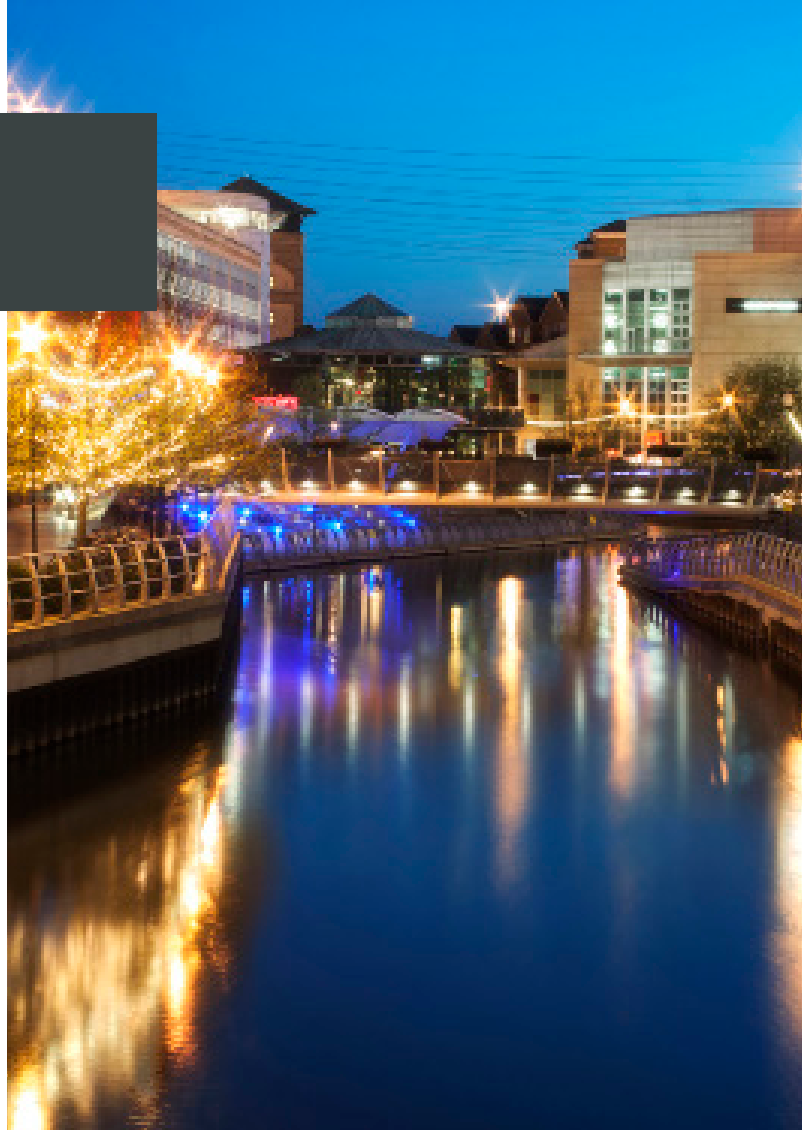
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the [website here](#).

**Misrepresentations Act 1967**

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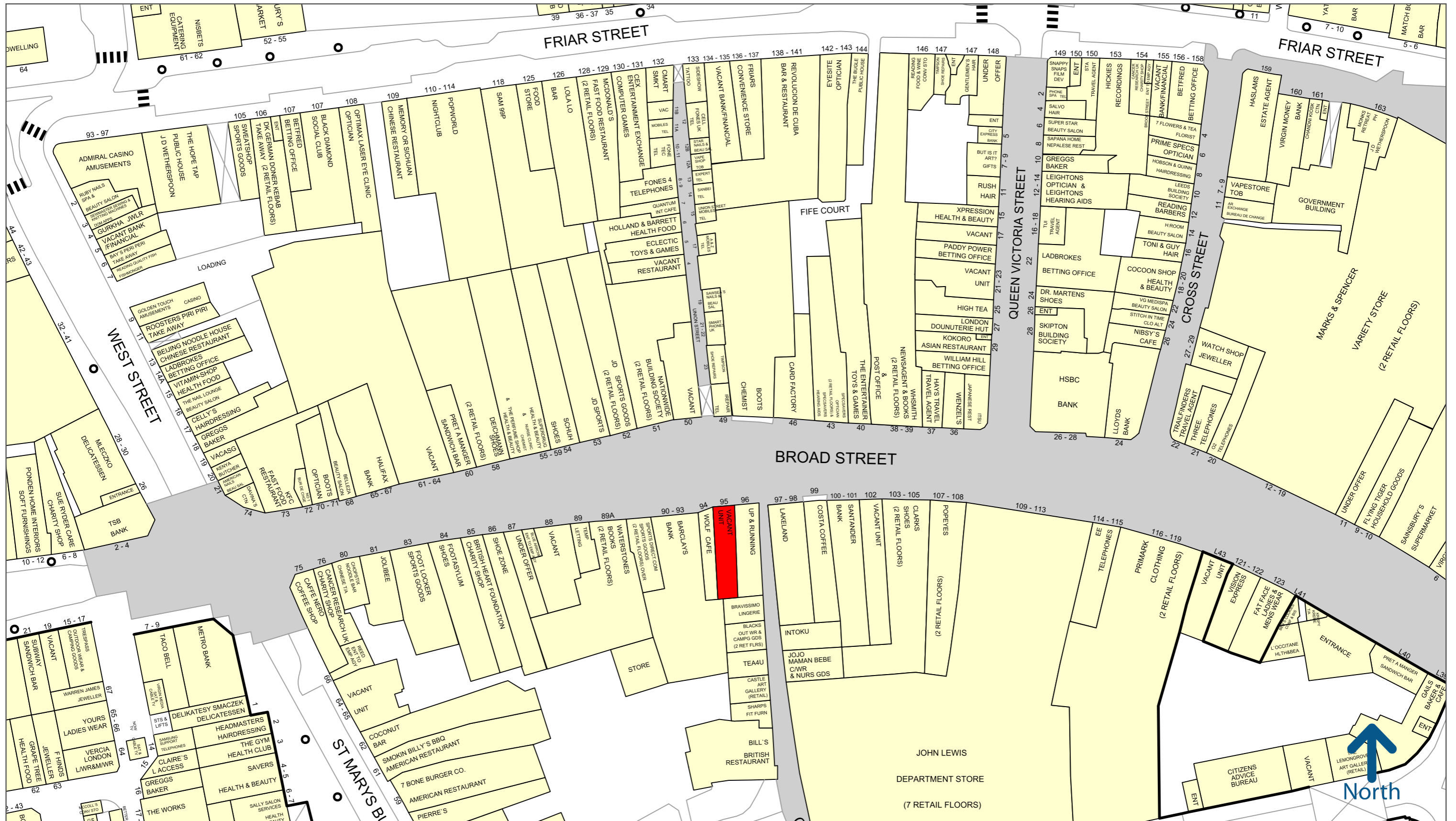
# Retail Facts

- 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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Experian Goad Plan Created: 22/02/2023  
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