



**3 THE TRIANGLE, TILEHURST, READING RG30 4RN**

**Prime Retail / Grab & Go Opportunity**

**New Lease Available**

**778 SQ FT / 72.27 SQ M**



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## LOCATION

The premises are situated on a prominent parade in this affluent western suburb of the town of Reading. The premises is adjacent to Costa Coffee and Sue Ryder Care. Nearby retailers include SMC Flooring, Sansome & George Estate Agents, Cats Protection, Istanbul Mangal Restaurant, Forresters Hair Salon, The Switch all day café and the Co-operative food.

The landlord offers 2 hours free parking for customers to the parade.

## TERM

For a term to be agreed on an effectively full repairing and insuring basis and excluded from the Security of Tenure provisions of the Landlord & Tenant Act.

## RENT

Offers invited in excess of £25,000 per annum exclusive.

## ACCOMMODATION

The premises are arranged over ground and first floors and the potential for designated car parking at an additional cost.

The unit was recently refurbished throughout ready for an ingoing tenants immediate fit out.

The unit has the following approximate dimensions and areas:

Internal Width	15'6"	4.72m
Shop Depth	39'4"	12.01m
Ground Floor	580 Sq Ft	53.88 Sq M
1 <sup>st</sup> Floor	232 Sq Ft	18.39 Sq M

## RATES (2022/23)

Rateable value:	£9,100
Rates payable (UBR multiplier: £0.499):	£4,541
New Rateable value From April 1st 2023	£12,250

A business may be entitled to 50% of the chargeable amount, up to a figure of £110,000, from 1 April 2022 to 31 March 2023. All interested parties should verify the business rates with the relevant local authority.

## LEGAL COSTS

Each party to bear its own costs.

## VAT

VAT will be charged at the appropriate rate, if applicable.

## EPC

An EPC will be made available upon request.

## VIEWING

By appointment with sole agents Stephen Kane & Company.  
Tel: 0207 224 0101 | [www.stephenkane.co.uk](http://www.stephenkane.co.uk)

## CONTACT

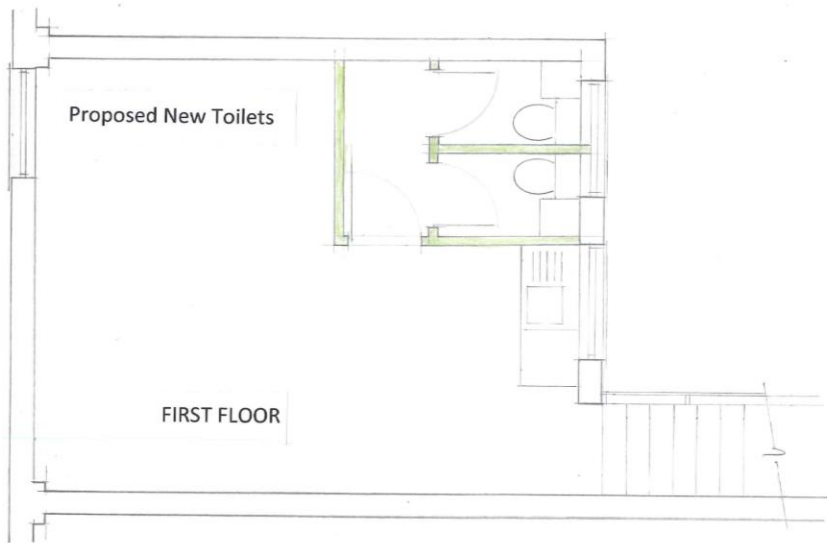
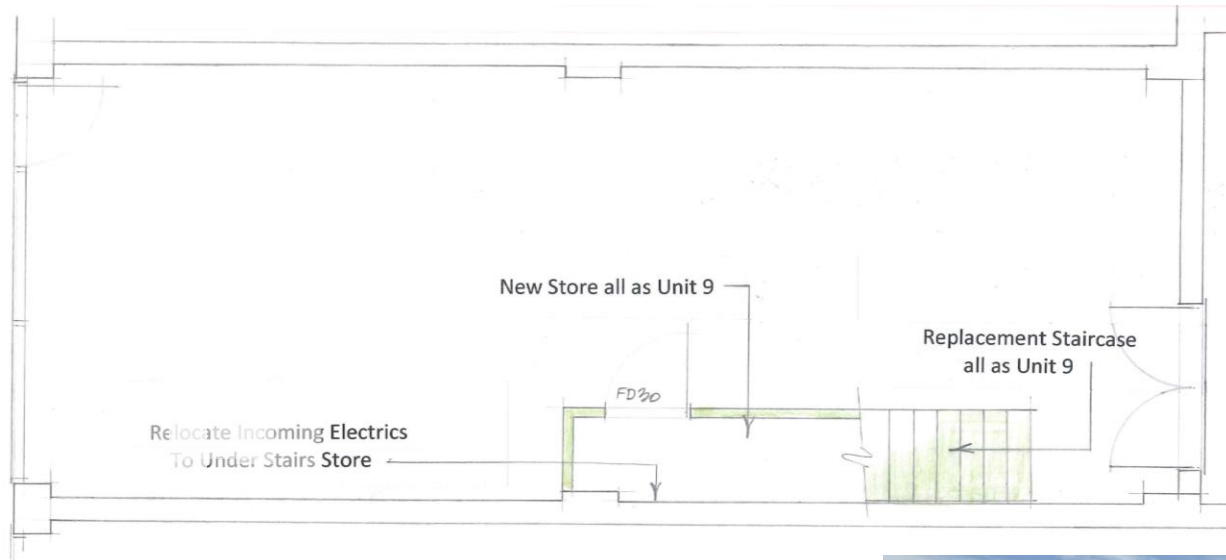
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