



To Let / For Sale

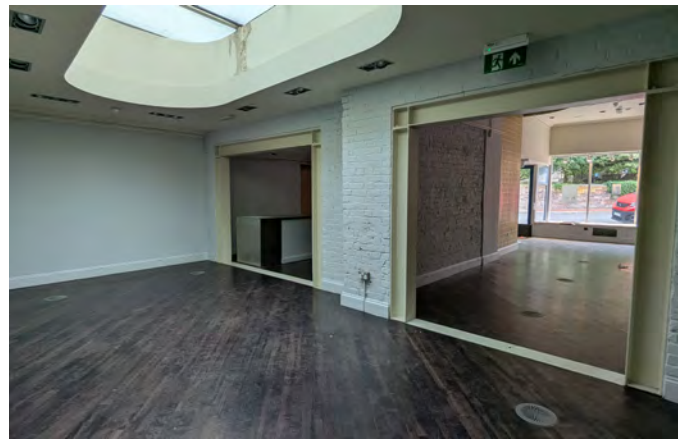
13-14 Gun Street, Reading RG1 2JR

- Excellent location for F&B
- Extraction possible (stp)
- Available to let / for sale
- 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. / £750,000
Est. buildings insurance	TBC
Rates Payable	£28,165 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
SALE PRICE	£750,000
LEASE	A new FRI lease is available direct from the Landlord on terms to be agreed
RATEABLE VALUE	£65,500. 2026 List.
EPC	An EPC has been commissioned
VAT	VAT is payable

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Date of publication: May 2024



Transaction



Management



Advice

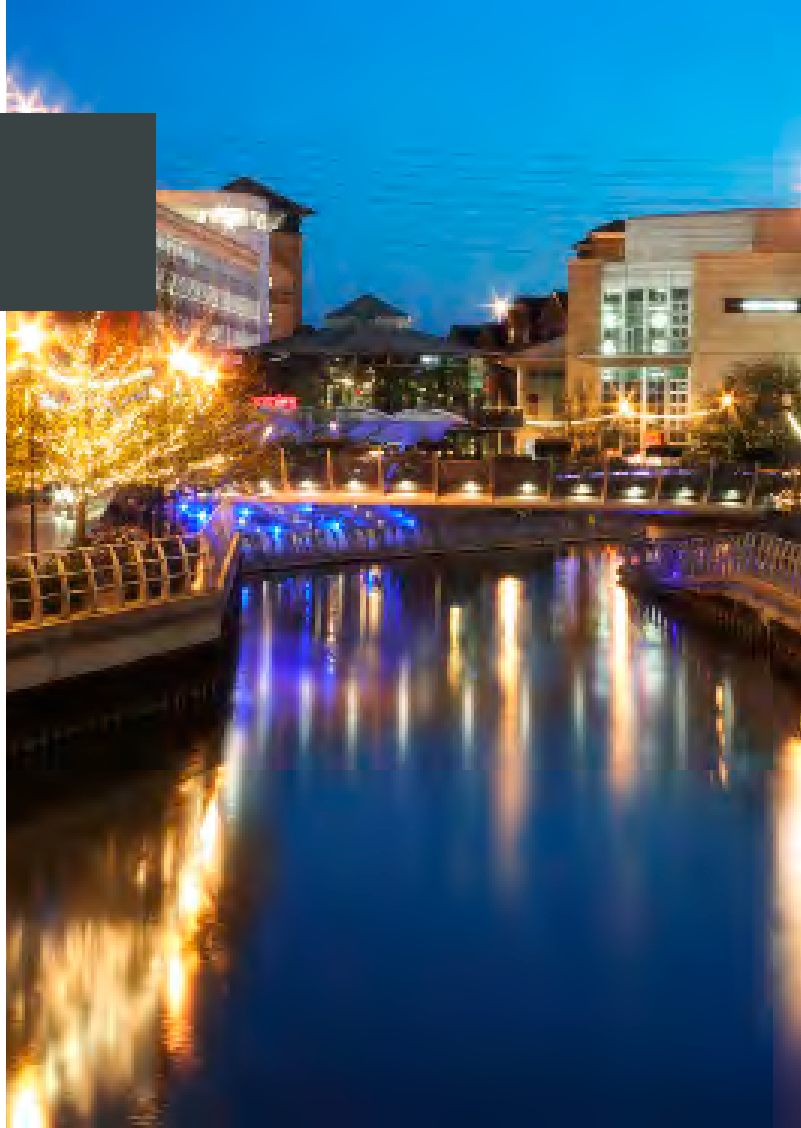
Lease code

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

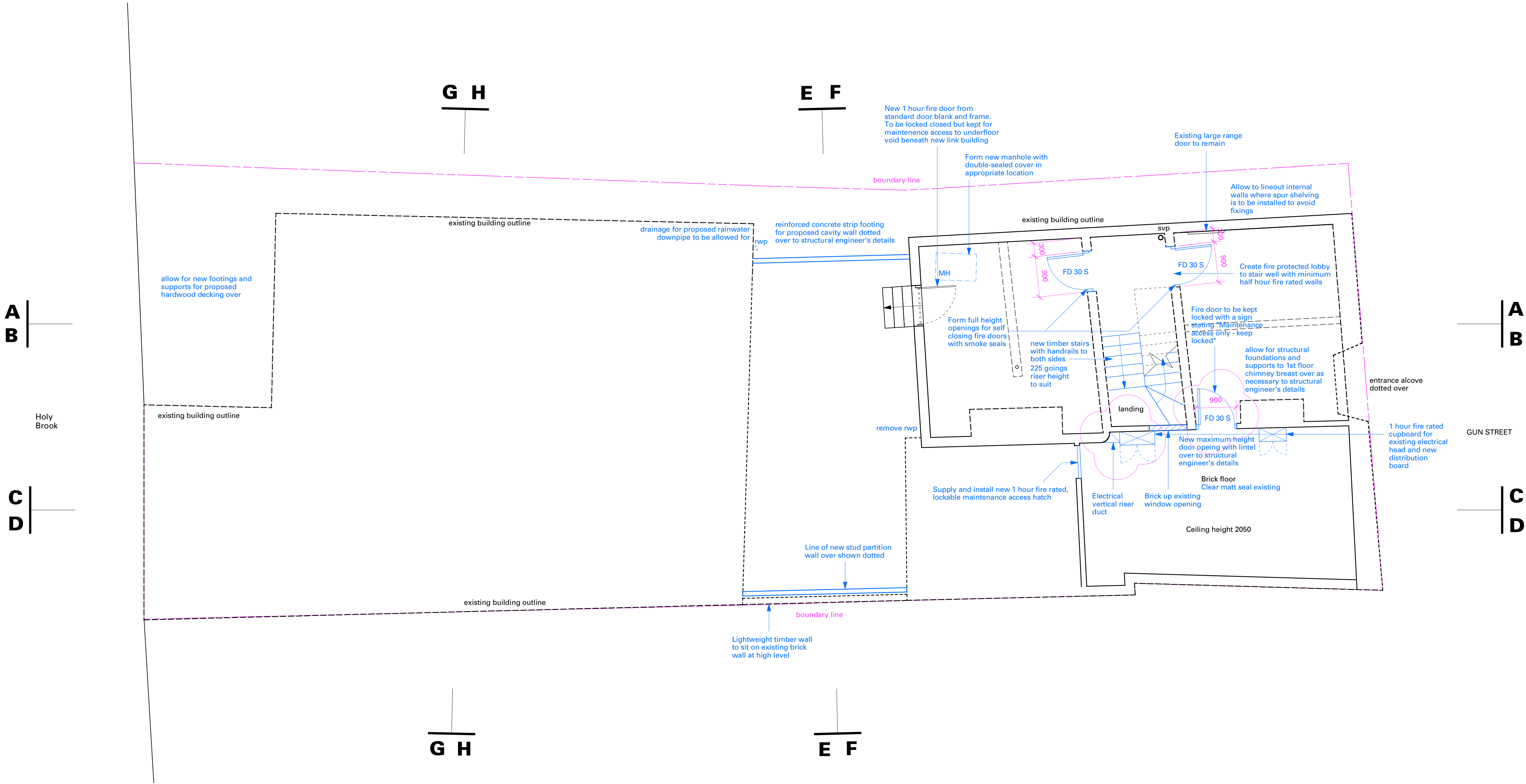
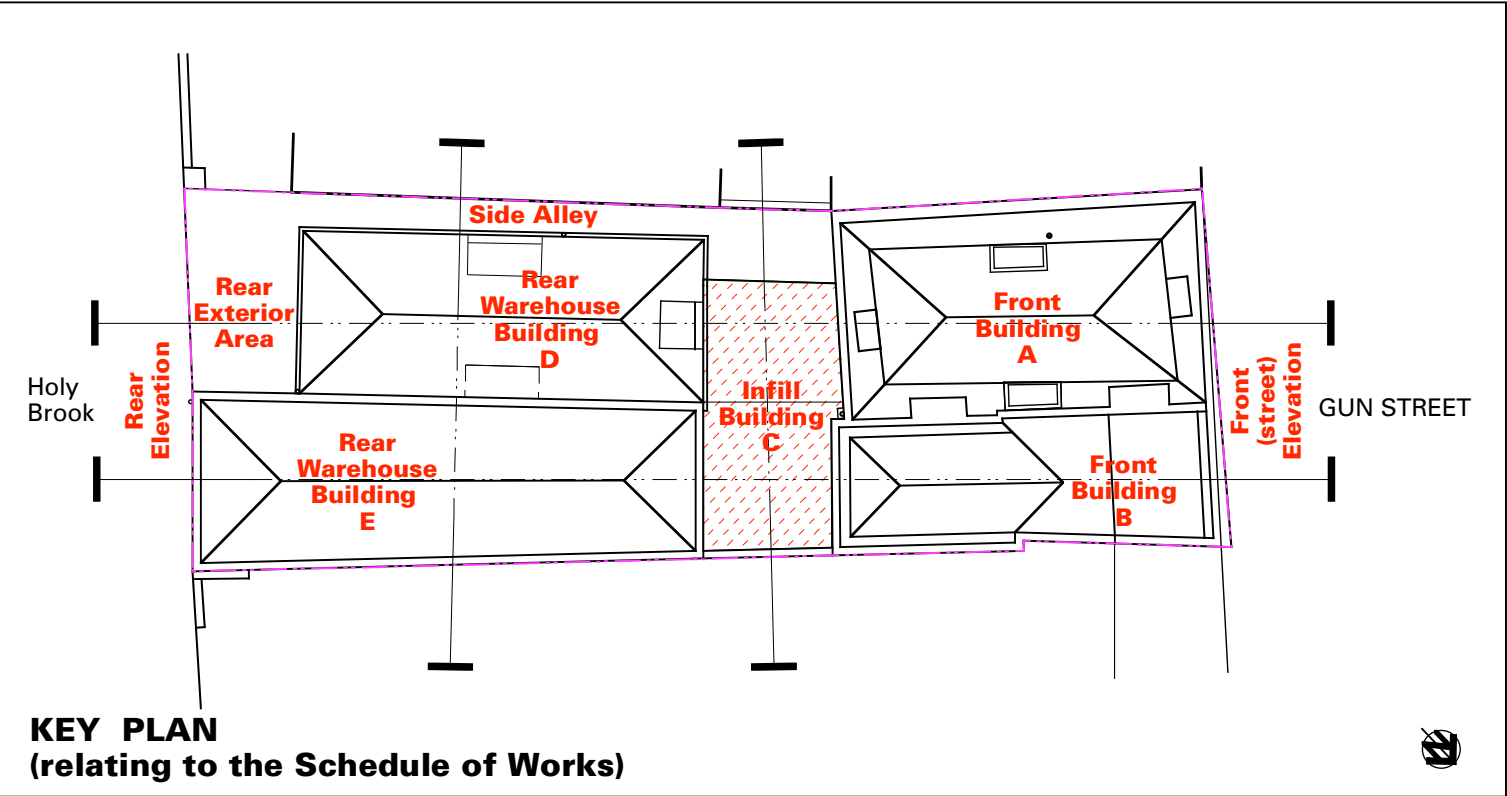
Hicks Baker for themselves and for the vendors or lessors of this property, whose agents they are give, notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, 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.

- 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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DRAUGHTING KEY

Existing	black
To be demolished/removed	red
Proposed	blue
Structural steelwork	green
Dimensions & setting out	magenta
Glass	cyan

E	12.06.2006	Electrical distribution board cupboard and riser added. Fire door added to Electrical and A/C Plant Room
D	02.05.2006	Drawing updated to reflect site conditions and to suit fire regulations requirements
C	10.03.2006	Added electrical cupboard and fire doors
B	08.12.2005	Note regarding rear decking footings added
A	21.10.2005	New balustrade in stock room added. RWP added. Pedestrian bridge added
-	14.07.2005	New drawing

Rev	Date	Notes
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CONSTRUCTION

Project

Jigsaw Reading
13 - 14 Gun Street
Reading
Berkshire RG1 2JR

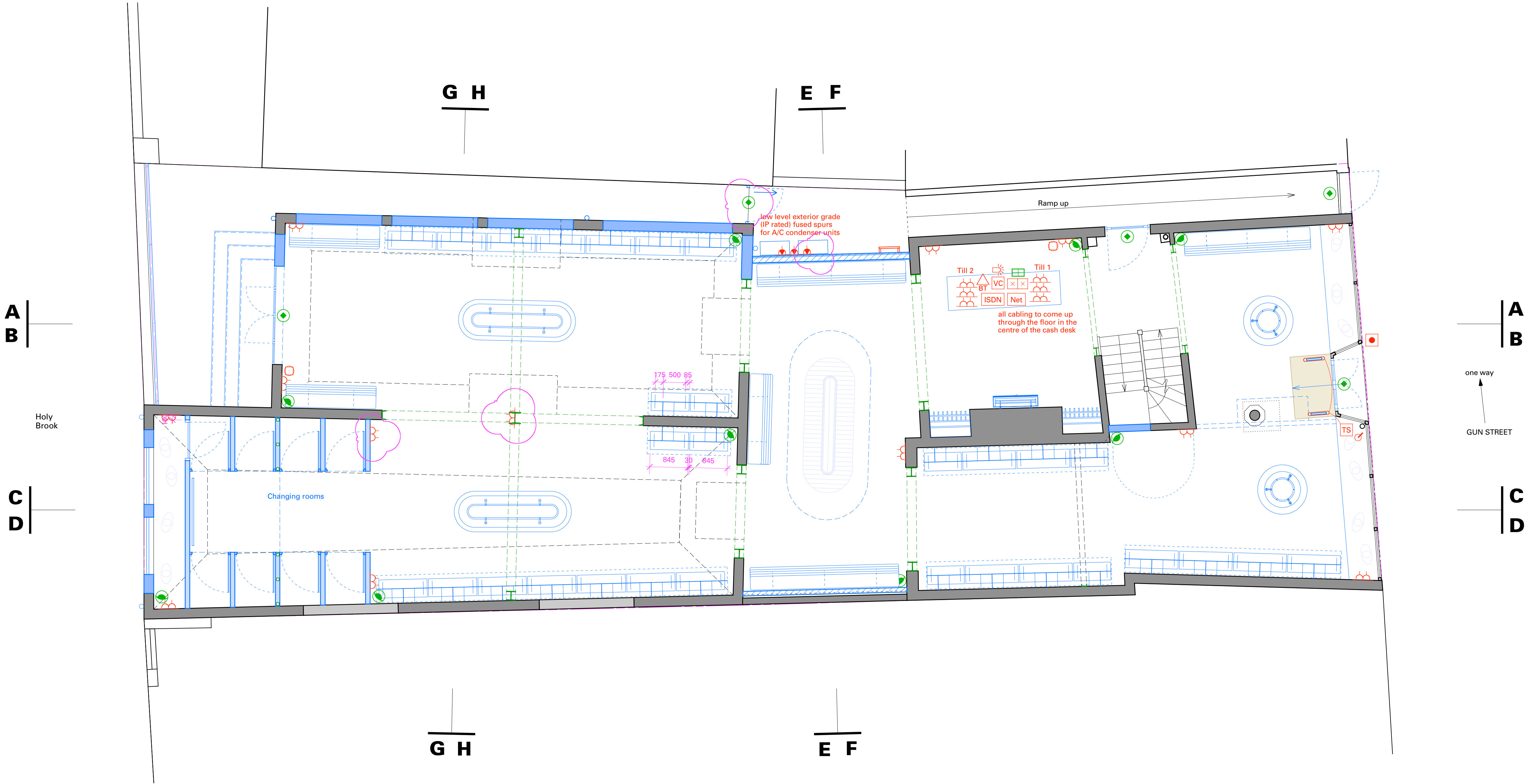
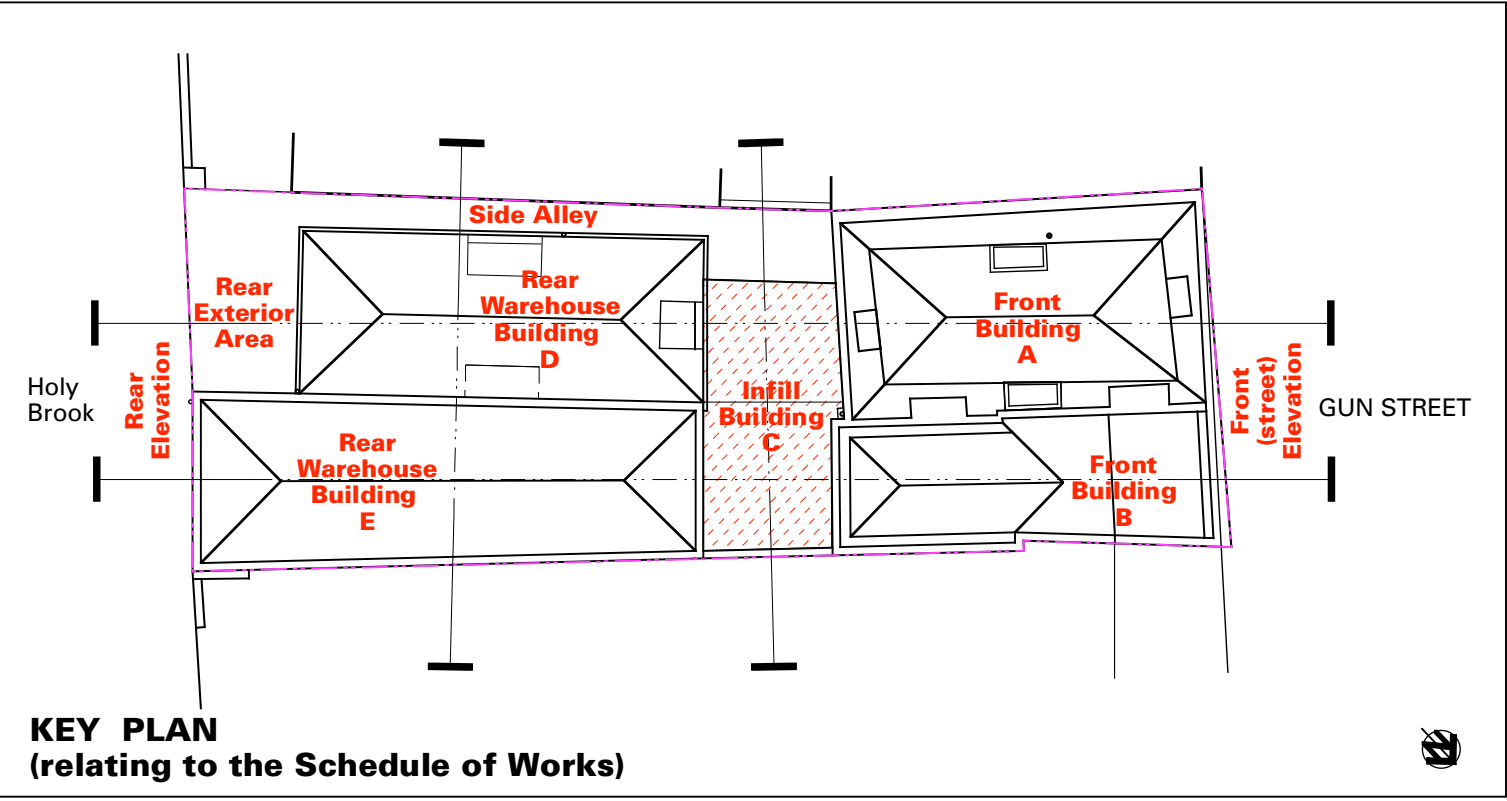
Drawing

Basement Plan
Proposed Building Works

Scale	Drawn by
1:50	ajm, tw, nc

Number	Revision
JRE-GA005	E

Do not scale from this drawing.
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ELECTRICAL KEY

Waterproof switched single fused power outlet for A/C Condenser Unit to Mechanical Services Engineer's specification	
13 amp switched double power outlets	
Security sensor/antennae with fused spur adjacent for control box	
13 amp fused spur	
Control box for door tag sensors	
BT telephone main line	
ISDN Line for tills	
Pair of CAT 5 cables between tills with socket outlet	
Volume Control for music system	
Doorbell push button	
Doorbell sounder	
Manual call point	
Security Alarm System - keypad (in cash desk)	
Security Alarm System - door contact	
Security Alarm System - PIR detector in corner of walls and ceiling	

C	14.06.2006	Intruder alarm contact added to side alley security gate, extra fused spur added for external A/C units, power outlets to rear warehouse central steel column position amended
B	04.05.2006	Drawing updated to reflect site conditions
A	20.03.2006	Added power for rear display window, control system from door tag sensors
-	17.11.2005	New drawing

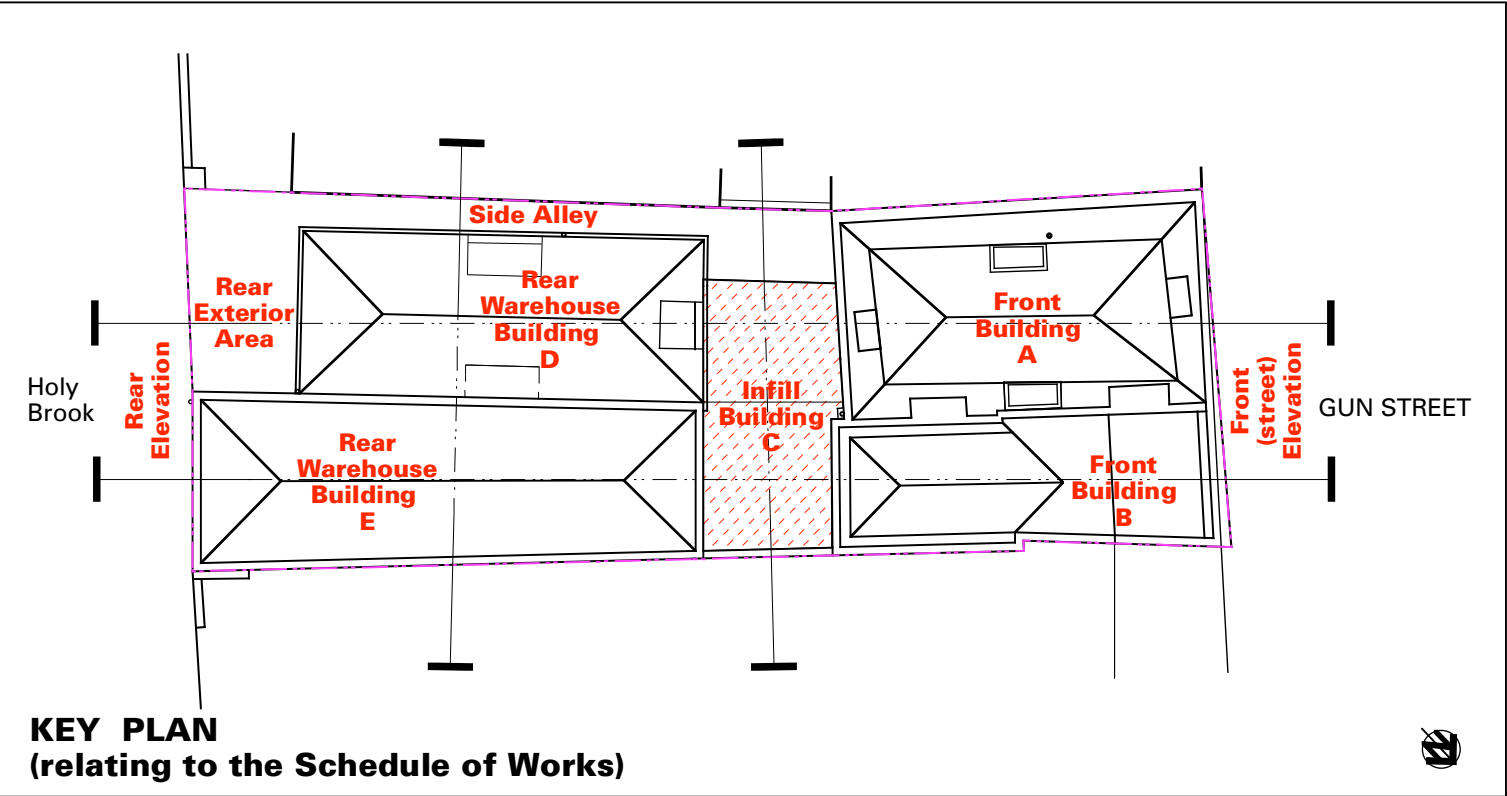
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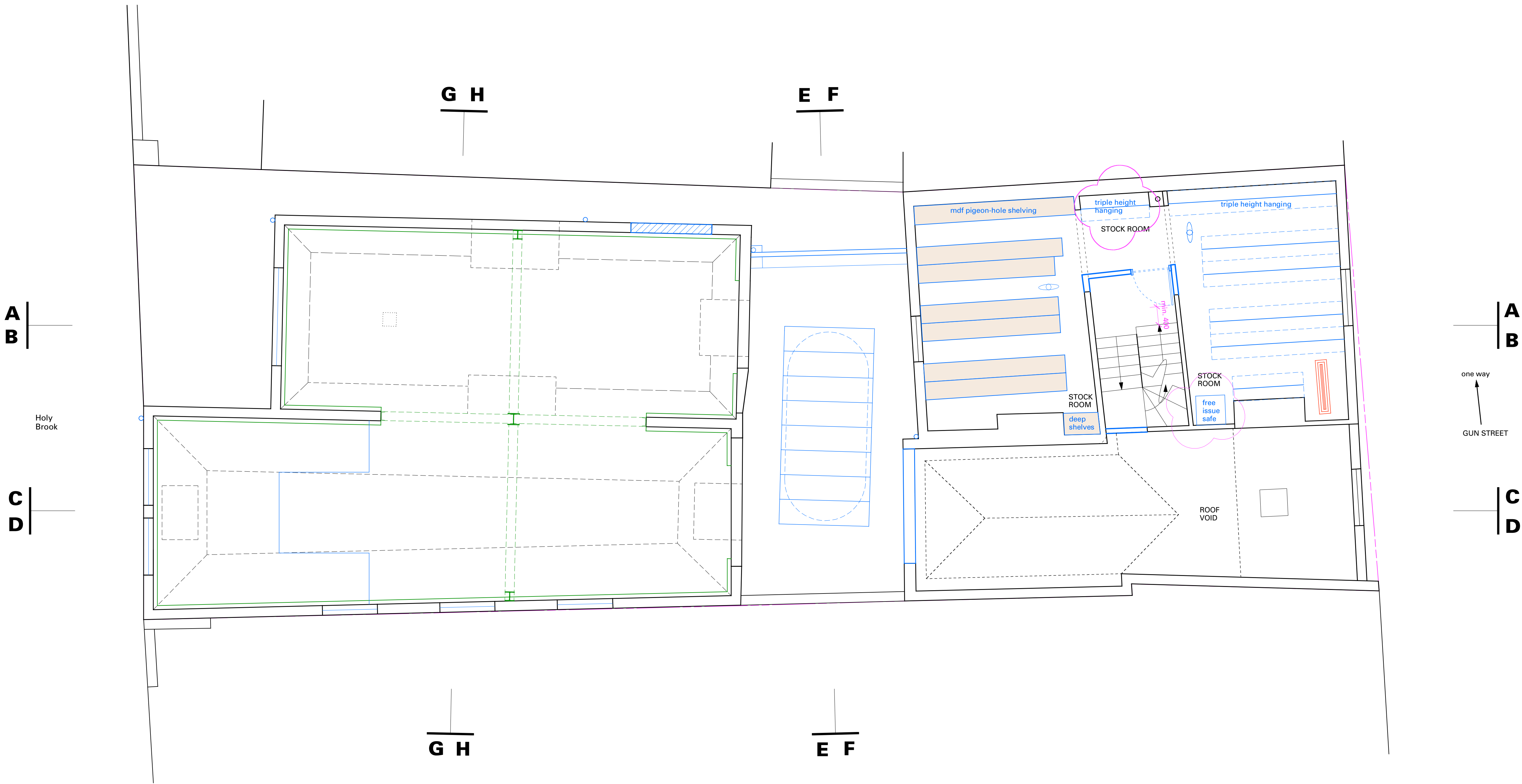
Drawing
Ground Floor Plan
Proposed Electrical Layout

Scale	Drawn by
1:50	ajm, tw, nc
Number	Revision
JRE-GA006.3	C

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KEY PLAN
(relating to the Schedule of Works)



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Glass	cyan

Rev	Date	Notes
A	08.05.2006	Added display areas behind front windows, updated drawing to reflect site conditions
-	17.11.2005	New drawing

CONSTRUCTION

Project

Jigsaw Reading
13 - 14 Gun Street
Reading
Berkshire RG1 2JR

Drawing

First Floor Plan
Proposed Stockroom Fitout

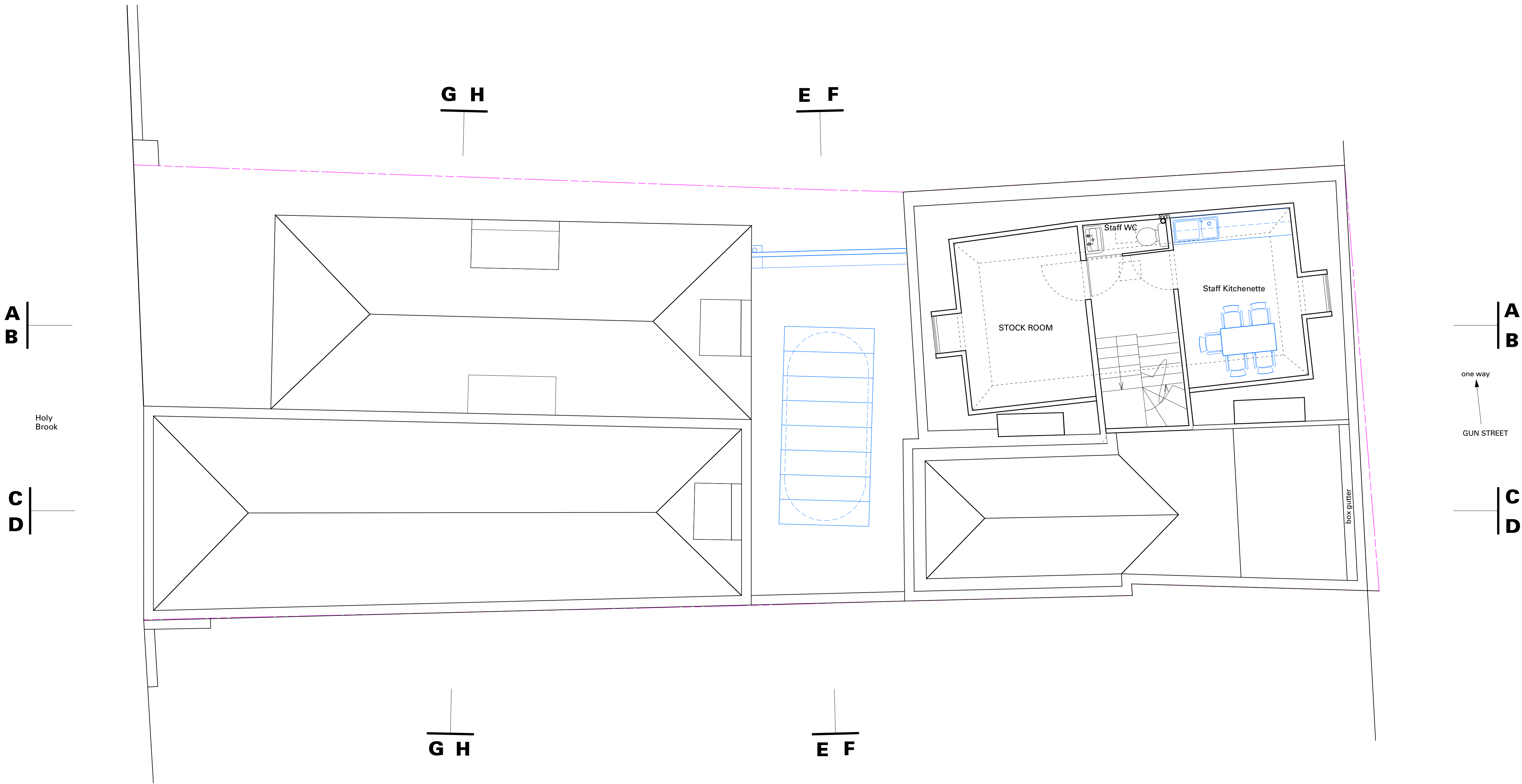
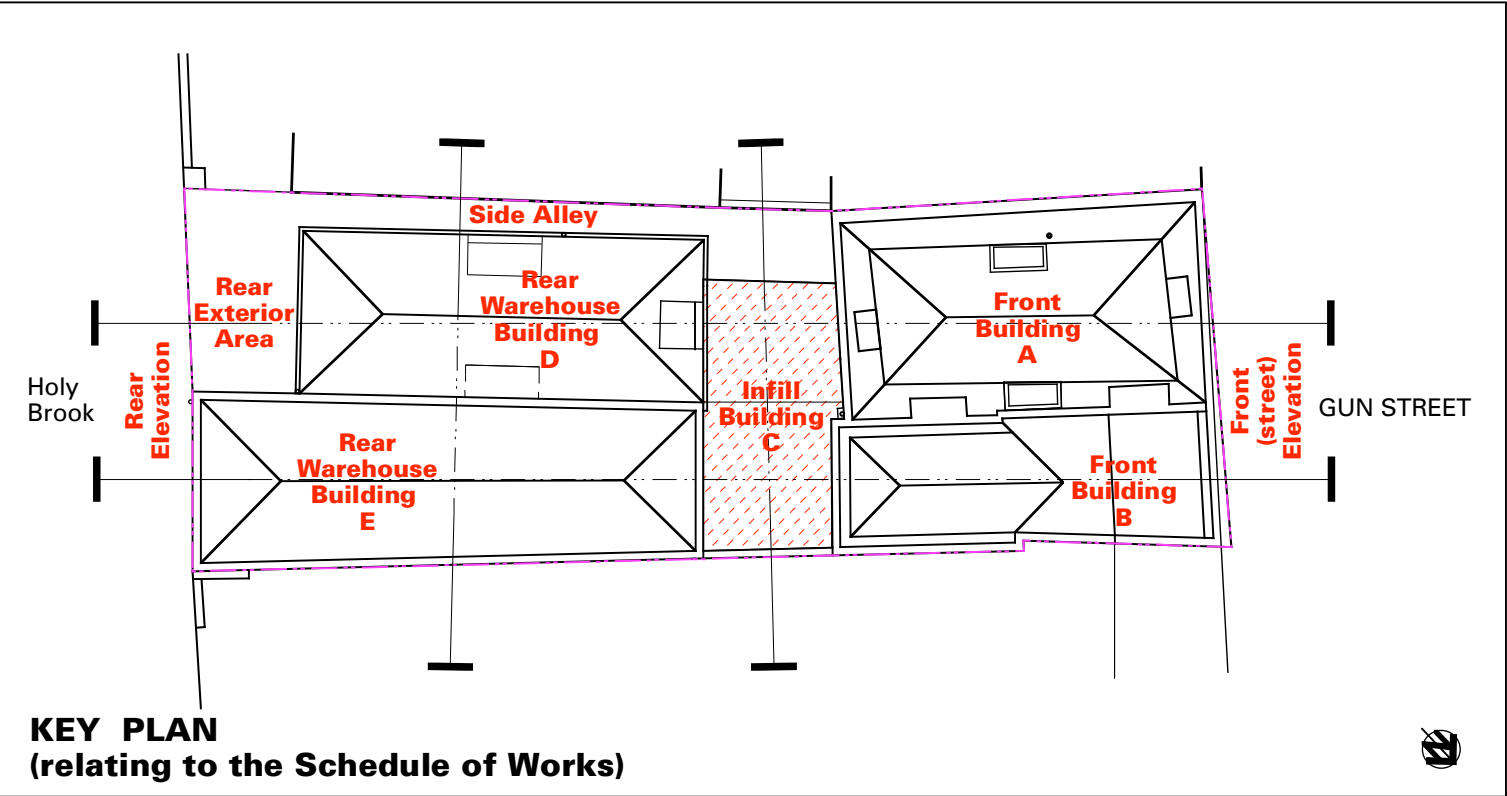
Scale
1:50

Drawn by
ajm, tw, nc

Number
JRE-GA007.1

Revision
A

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Rev	Date	Notes
A	08.05.2006	Drawing updated to reflect site conditions
-	17.11.2005	New drawing

CONSTRUCTION

Project

Jigsaw Reading
13 - 14 Gun Street
Reading
Berkshire RG1 2JR

Drawing

Second Floor Plan
Proposed Fitout

Scale
1:50

Drawn by
ajm/tw

Number
JRE-GA008.1

Revision
A

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