



To Let

12-16 Station Road, Reading RG1 1JX

- In the heart of the evening circuit
- 100m from Reading Station
- Outside space at rear
- 3am licence 7 days a week
- All ground floor trading
- Fully fitted

Ground floor	7,365 sq ft	Rent	£190,000 p.a. exclusive
Basement	1,500 sq ft	Est. Service Charge (y/e 12/24)	£3,023.69 p.a.
TOTAL	8,865 sq ft	Est. Buildings Insurance	£TBC p.a.
		Rates Payable	£79,360 p.a.

For more information please contact Hicks Baker

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



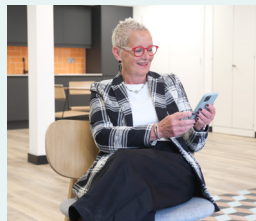
USE	Class E
TENURE	Leasehold
TERM	A new lease is available direct from the Landlord on terms to be agreed
RATEABLE VALUE	£155,000. For further information on Retail, hospitality and leisure relief, visit - https://www.tax.service.gov.uk/business-rates-find/search
	The unit is within the BIDS area which implements an additional 1% levy on rates for the properties with rateable values in excess of £10,000.
EPC	B. Valid until December 2032
VAT	VAT is payable
FURTHER INFORMATION	Premises licence, plans, etc click here

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Retail and Leisure

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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](#).

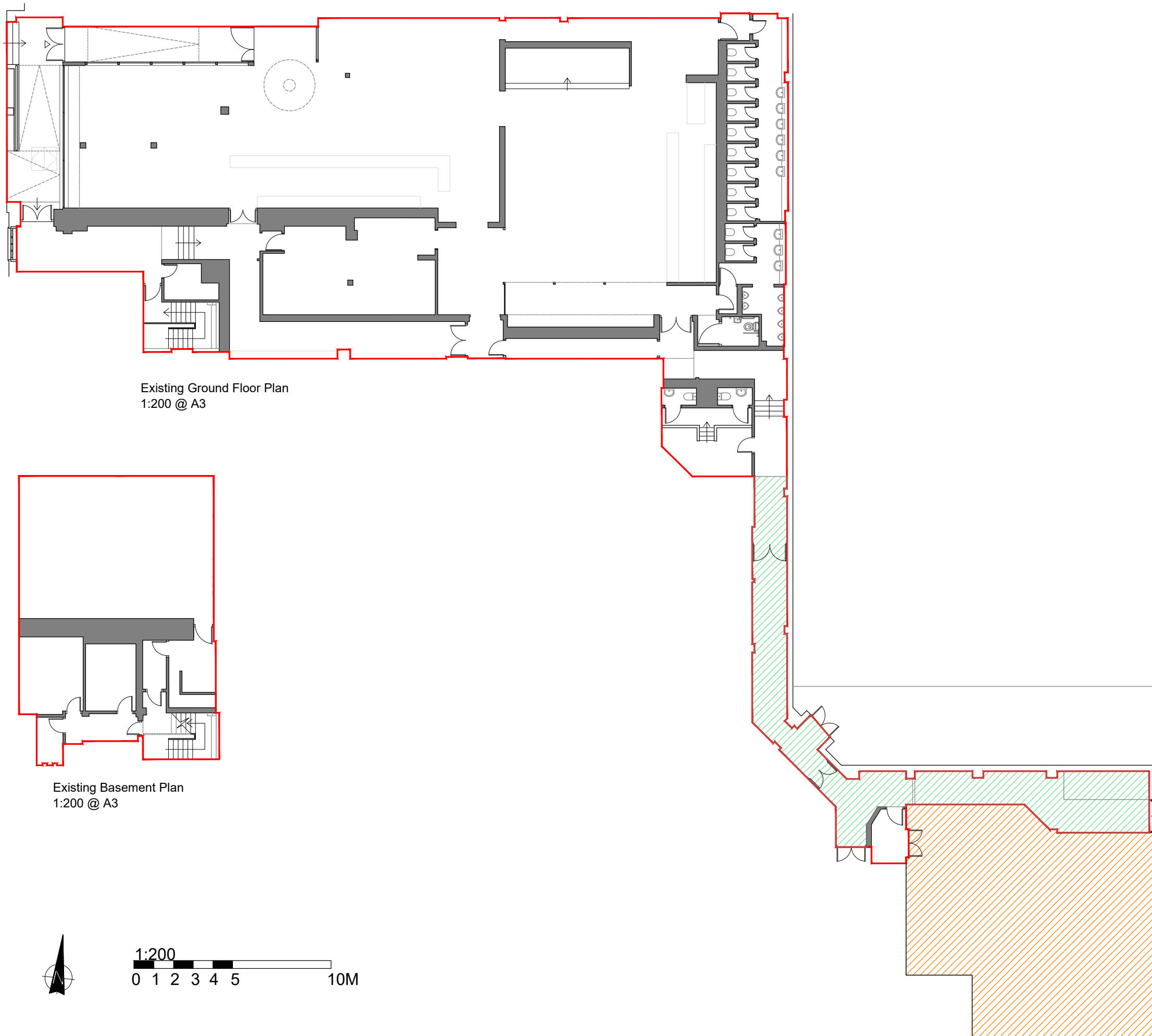
Misrepresentations Act 1967

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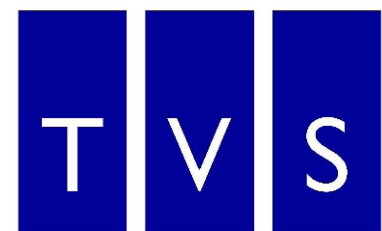


Existing Ground Floor Plan
1:200 @ A3

Existing Basement Plan
1:200 @ A3

- Property Demise
- Emergency Escape Rights within property demise
- Emergency Escape Rights outside property demise

Rev	Date	Description	By	Checked
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Thames Valley Surveying

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Client:	MAPP Building Consultancy LLP
Project:	Revolution, 12-14 Station Road, Reading
Title:	Lease Plan 02
Drawn by	LL
Date	11/04/23
Scale:	1:200@A3
Drawing Ref:	230120-02
Revision:	

