



To Let

7 The Colonnade, Tilehurst, Reading RG31 6PR

- Ground floor retail
- Situated within a neighbourhood parade of 10 shops anchored by Co-op
- Rear access
- Excellent public parking
- Adjacent bus stop
- Hot food take away / eat in uses will not be considered

Ground Floor Retail Sales	794 sq ft	Rent	£18,500 p.a. exclusive
ITZA	611 units	Service Charge (EST)	£454 per quarter
Staff room	51 sq ft	Buildings Insurance (EST)	£337.59 p.a.
Storage	195 sq ft	Rates Payable	£7,320 p.a.

For more information please contact Hicks Baker
T: 0118 959 6144 E: retail@hicksbaker.co.uk W: hicksbaker.co.uk



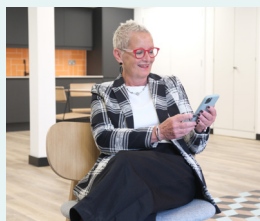
USE	Class E
TENURE	Leasehold
TERM	A new lease is available direct from the Landlord on terms to be agreed.
RATEABLE VALUE	£15,250. 2026 List.
EPC	B rating. Expires 8th May 2033
VAT	The property is NOT elected for VAT.

Fiona Brownfoot

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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The
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