



To Let

6 The Colonnade, Tilehurst, Reading RG30 6PR

- Ground floor retail
- Private garage
- Situated within a neighbourhood parade of 10 shops anchored by Co-op
- Rear delivery access
- Excellent public parking
- Adjacent bus stop

Ground Floor Retail Sales	650 sq ft	Rent	£15,000 p.a. exclusive
ITZA	496 units	Service Charge 2024	£336.98 per quarter
Shop Internal Width	5.22 m	Buildings Insurance to 25.3.25	£249.31 p.a.
Shop Internal Depth	11.65 m	Rates Payable	£4,107 p.a.

For more information please contact Hicks Baker

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



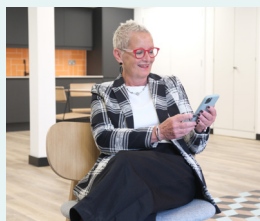
USE	Class E
TENURE	Leasehold
TERM	A new lease is available direct from the Landlord on terms to be agreed.
RATEABLE VALUE	£10,750. 2026 List.
EPC	E rating
VAT	The property is NOT elected for VAT.

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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