

CLASS E OPPORTUNITY

READING

160 FRIAR STREET

Description

Friar Street is situated in the heart of the town centre of Reading, known for its commercial and retail activities. The area features various shops, restaurants, and businesses, and is in proximity to cultural sites and transportation hubs.

The subject property is located on the southern side of Friar Street. Retailers in proximity are several local retailers, **Slug & Lettuce**, **Coral** and **Marks & Spencer**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over ground and basement floors providing the following approximate areas:

Ground Floor Sales	1,333 sq. ft.	(123.84 sq. m)
Ground Floor Ancillary	190 sq. ft.	(17.65 sq. m)
Basement Ancillary	900 sq. ft.	(83.61 sq. m)
Total	2,424 sq. ft.	(225.20sq. m)

Plans of the accommodation are available on request.

Lease

The premises are available by a new sublease for a term to be agreed.

User

The premises currently falls under Class E use.

Rent

£45,000

per annum exclusive.

**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£73,000
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of E. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

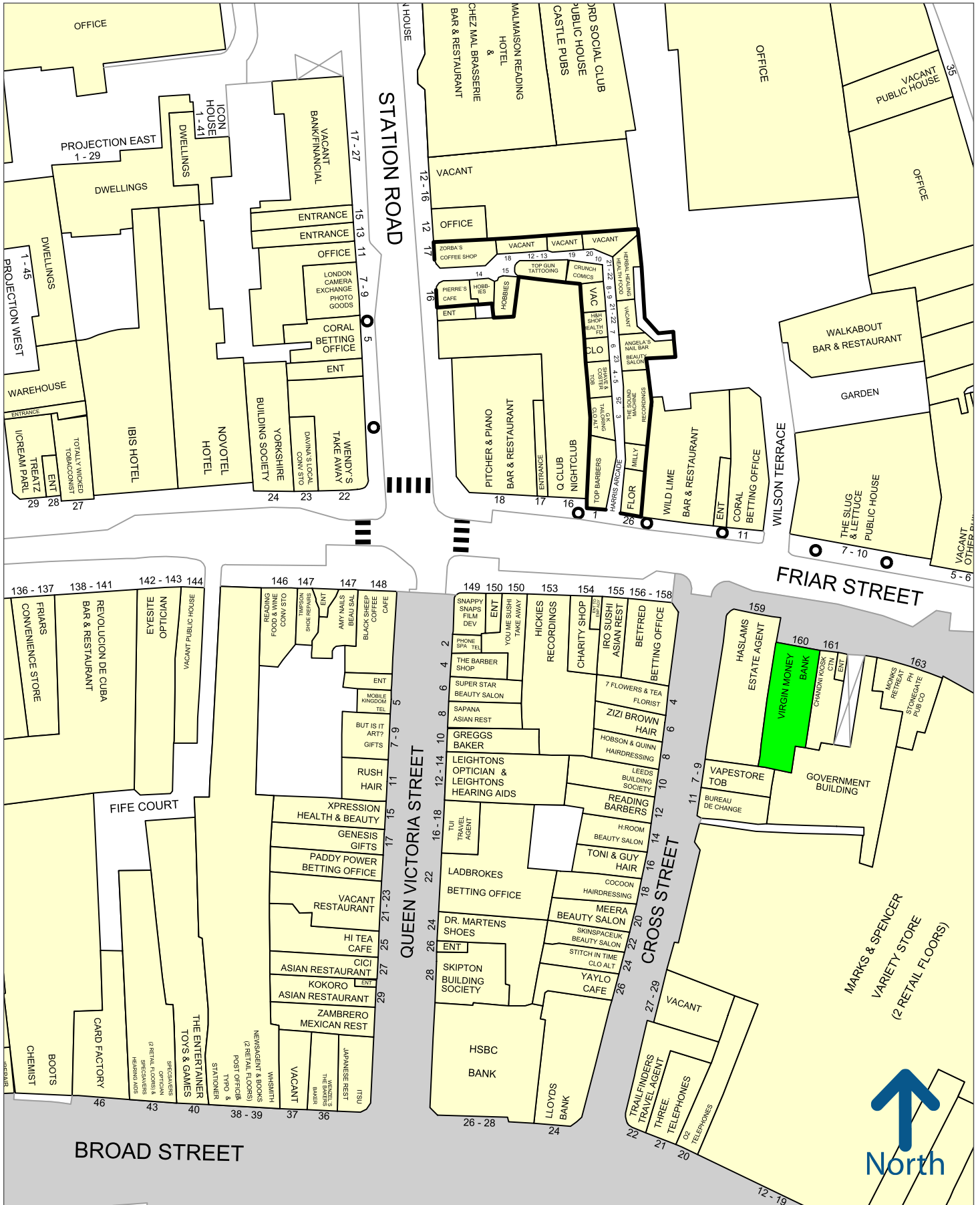
Strictly by appointment through sole agents, **Green & Partners**, contacting:

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In partnership with:





50 metres

Experian Goad Plan Created: 22/04/2024
Created By: Green and Partners



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