

PRIME CLASS E
OPPORTUNITY
READING
UNIT 2
4-6 BROAD STREET

SUBJECT TO VACANT POSSESSION

Description

The premises are situated in a prime location immediately adjoining **Tortilla** whilst opposite the entrance to **The Oracle**. Nearby occupiers include **Pret, Gails, Starbucks, Primark, Sainsburys and Fat Face**.

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

Accommodation

The premises are arranged on the ground floor, comprising the following approximate area:

Ground Floor 1,448 sq. ft. (134.52 sq. m)

Lease

The premises are available on a new effectively FRI lease for a term of years to be agreed, subject to vacant possession.

Rent

Upon application.

Service Charge

The service charge for the current financial year is £5,000 per annum.



Business Rates

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

Rateable Value	£110,000
UBR (24/25)	0.546p

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

EPC

The property has an EPC rating of C 73. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

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

Matt Beardall **07825 442413**
matt.beardall@greenpartners.co.uk

Sophie Marich **07375 625623**
sophie.marich@greenpartners.co.uk

Subject to Contract