

Reading - 14 West Street - Shop Unit To Let

- **Busy Retail & Restaurant Location**
- **Close to both Friar Street and Broad Street**
- **Could suit Retail & F&B Operators (subject to planning)**

Location

Located in a busy location in the city centre, close to the junctions of Friar Street, the main nightlife area, and Broad Street, the main retail area. Nearby occupiers include **Greggs**, **Roosters** and **KFC**.

Size

The property is arranged over ground, first and second floors with the following approximate dimensions and areas:

Internal Width	15 ft 5 inches	4.69 m
Ground Floor NIA	627 sq ft	58.3 sq m
1 st Fl NIA	409 sq ft	38 sq m
2 nd Floor NIA	407 sq ft	37.8 sq m

Lease

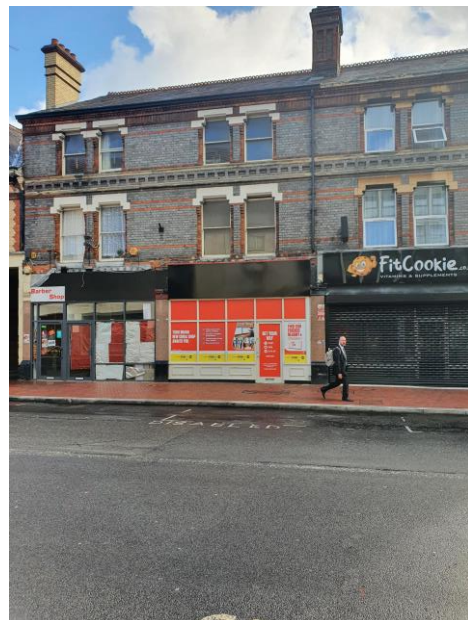
The property is held on a full repairing and insuring lease, due to expire on 5th November 2022, at a current passing rent of £33,500 pa.

Planning

The property has planning for Sui Generis use, but could suit retail, restaurant, take-away, financial services, and office uses, subject to planning – if required.

Terms

The property is available via a new sub-lease is available until 1st October 2022, further details available upon application. Alternatively, a new lease may be available directly from the landlords.



Business Rates

The current Rateable Value for the property is believed to be £27,500.

Interested parties should verify any figures with the Local Authority.

EPC

An EPC is available on request.

Street View Link:

<https://goo.gl/maps/KMp4YrxTJApDq7Ln9>

Link to Map / Location

<https://goo.gl/maps/sHk9tRjWvXuQZ7Yt9>

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

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