

COMMERCIAL UNIT TO LET—SUBJECT TO VACANT POSSESSION

READING

24 Queen Victoria Street, Reading, RG1 1TG



Location

The property is well located in a busy pedestrianised thoroughfare. Queen Victoria Street runs between Broad Street and Friar Street and is a key link between the town center and the train station.

Nearby occupiers include **Greggs**, **Kokoro**, **Itsu**, and **Donuterie**.

Accommodation

The property is arranged over ground and basement floor only. Providing the following approximate floor areas.

Ground:	2,035 sq ft	189 sq m
Basement:	529 sq ft	49 sq m
Total:	2,564 sq ft	238 sq m

Rent

Offers are invited in the region of £85,000 per annum.

Tenure

The premises is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Service Charge

The annual service charge payable on the unit is approximately £2,389.

Rates

Rateable Value: £51,000 pa

UBR (2022/23): 0.512p

Rates Payable: £26,112 pa

Interested parties are advised to make their own enquiries with the local rating authority to confirm their rateable value.

Use

The premises benefits from Class E planning consent which will enable it to be used for alternative uses such as Retail, Restaurant, Office and Gym (D2) without the need for a change of use.

Legal Costs

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

EPC

A valid EPC for this property can be made available upon request.

SAVILLS LONDON

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VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

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