



READING

97-98 BROAD STREET
RG1 2AX

LOCATION

The premises are located in a prime position on Broad Street, with return frontage on Chain Street and in close proximity to **John Lewis**.

The property sits adjacent to **Cath Kidston** and **Nationwide** with other nearby occupiers including **Ann Summers**, **Boots**, **JD Sports**, **River Island**, **Schuh** and **Specsavers**.

ACCOMMODATION

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

Basement Sales	2,717 sq ft	252.4 sq m
Ground Floor	2,747 sq ft	255.2 sq m
First Floor Anc.	1,190 sq ft	110.5 sq m
Second Floor Offices	944 sq ft	87.7 sq m
Total	7,598 sq ft	705.8 sq m

TERMS

The property is held on a lease until 8th March 2035. The premises can be made available by way of an assignment of the existing lease, or a new sub-lease for a term to be agreed.

RENTAL

Upon Application.

BUSINESS RATES

Rateable Value 2019	£236,000.00
Rates Payable 2019/2020	£118,944.00

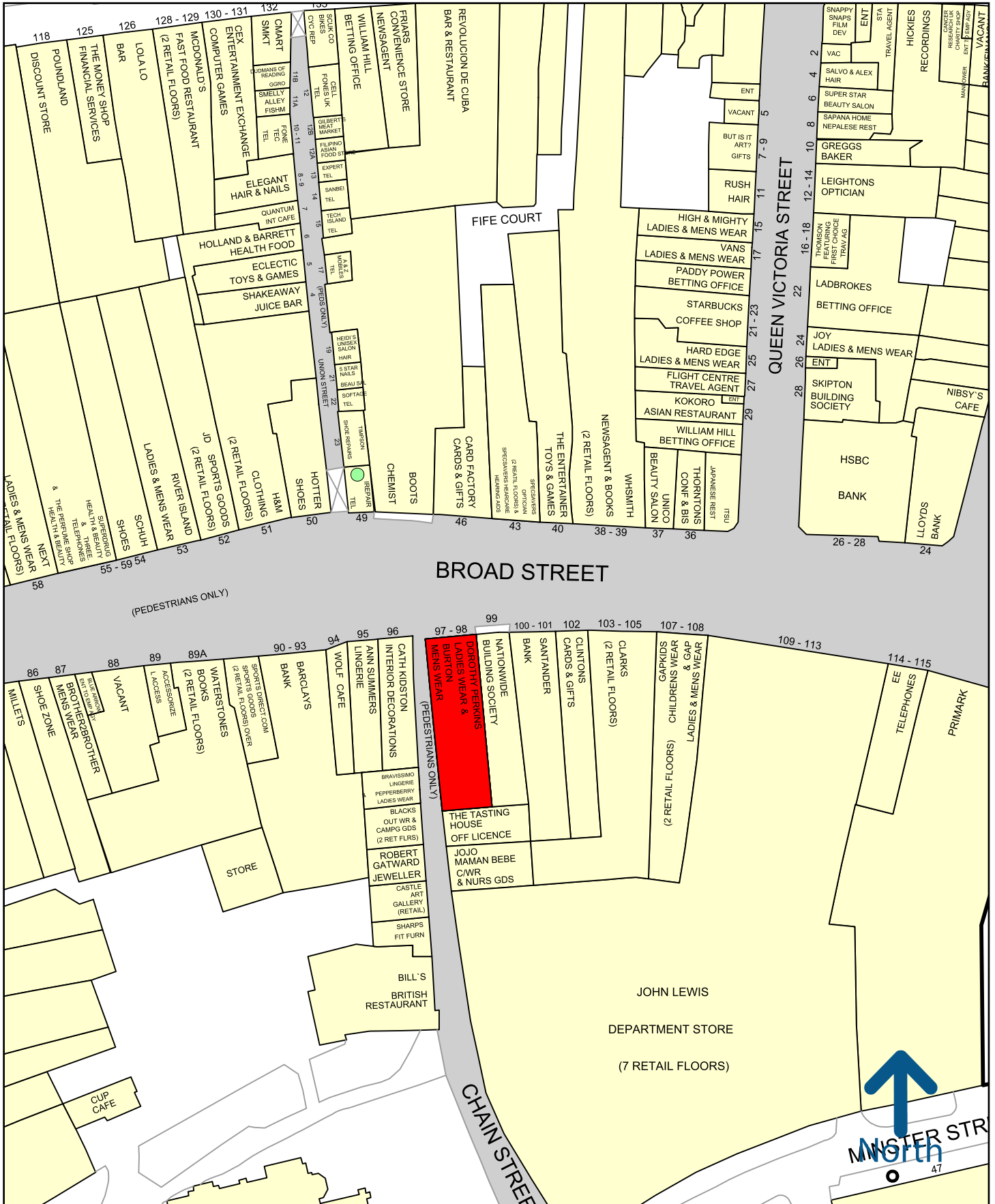
Interested parties are advised to seek confirmation of this figure from the Local Valuation Office

EPC

An EPC has been requested and will be provided as part of the legal pack.

FURTHER INFORMATION

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50 metres

Experian Goad Plan Created: 20/10/2017
Created By: AS Retail Property Services Limited

