



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
<b>Total</b>	<b>7,598 sq ft</b>	<b>705.8 sq m</b>

**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 2018	£236,000
Rates Payable 2018/2019	£116,348

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

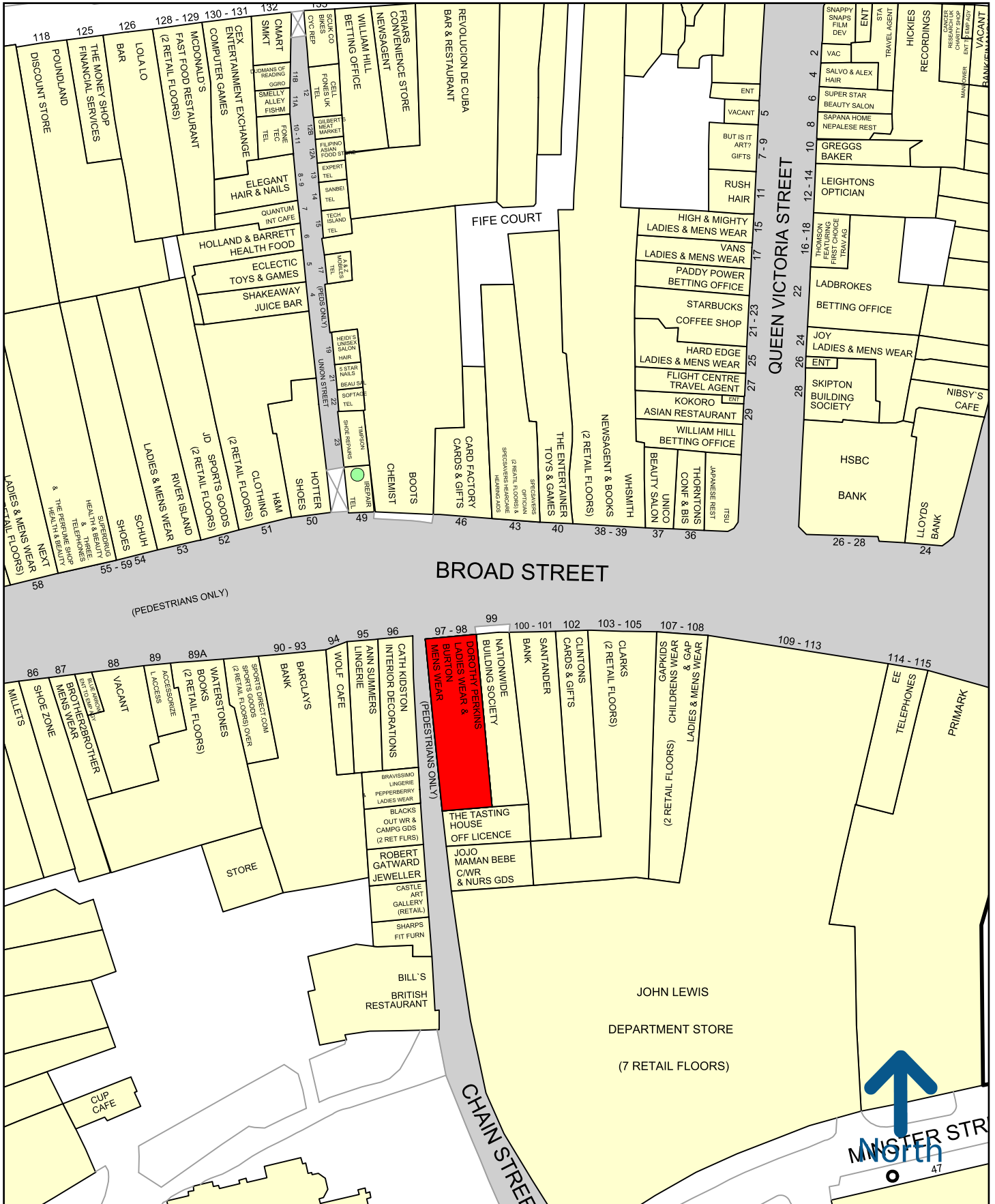
**EPC**

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

