

Prime Retail Unit to Let



RETAIL

READING

94 BROAD STREET



SITUATION

The unit occupies a prime retailing pitch situated between **Ann Summers** and **Uniqlo** on Reading's prime pedestrian thoroughfare. Nearby retailers include **Waterstone's, JD, River Island, Schuh** and **H&M**. A street traders plan can be found on the reverse of these particulars.

ACCOMMODATION

The unit is arranged over basement, ground, first and second floors and benefits from the following dimensions and approximate net internal floor areas:

Internal Width	3.96 m	(13 ft 0 in)
Basement Ancillary	11.7 sq m	(126 sq ft)
Ground Floor Sales	64.7 sq m	(697 sq ft)
Ground Floor Ancillary	13 sq m	(140 sq ft)
First Floor Ancillary	41.1 sq m	(443 sq ft)
Second Floor Ancillary	51 sq m	(549 sq ft)

Please note the ground floor sales and ancillary can be combined, subject to planning.

LEASE

The property is available by way of a new 10 year full repairing and insuring lease with an upward only rent review at the expiry of the 5th year.

RENTAL

£85,000 per annum exclusive of rates, service charge and VAT.

RATES

We are advised by the Local Rating Authority that the current rating assessment is as follows:

Rateable Value	£64,500
Rates Payable (2009/10)	£31,282.50 per annum

We recommend that interested parties make their own inquiries with the Local Rating Authority (0118 939 0900) to verify these figures.

LEGAL COSTS

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

PLANT & EQUIPMENT

None of the systems or equipment in the property have been tested by us to ensure they are in working order. Lessees may wish to make their own investigations.

LOCATION

Reading is one of the principal centres in the South East and benefits from excellent road connections to London and the South West, via the M4. London to Paddington is approximately 20 minutes by rail with Bristol only 1 hour 15 minutes away. The town has a primary catchment population of approximately 638,000 people, which is growing above the national average (PROMIS 2008).

VIEWING

Strictly by arrangement through sole agents, Cushman & Wakefield

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Misrepresentation Act 1967 and Property Misdescriptions Act 1991
See important notice overleaf.

