



PRIME RETAIL UNIT TO LET

TERMS

A new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

RENT

£75,000 pa.

FLOOR AREAS SQ FT / SQ M

Ground Floor: 1,288 / 119.66

1st Floor Anc: 389 / 36.12

2nd Floor: Anc: 410 / 38.09

3rd Floor Anc: 263 / 24.42

Total: 2,350 / 218.32

EPC

C(74)

RATEABLE VALUE

£122,000

RATES PAYABLE

£62,464 (22/23)

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction

SUBJECT TO CONTRACT & VACANT POSSESSION

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



95 BROAD STREET, READING

- Well located retail unit on prime pedestrianised section of Broad Street.
- Located close to John Lewis, with JD Sports, Sports Direct, Waterstones and Lakeland close by.
- Under Use Class E the property could be used for a shop, café, restaurant or gym. Other uses may be considered STPP.
- Available subject to vacant possession.

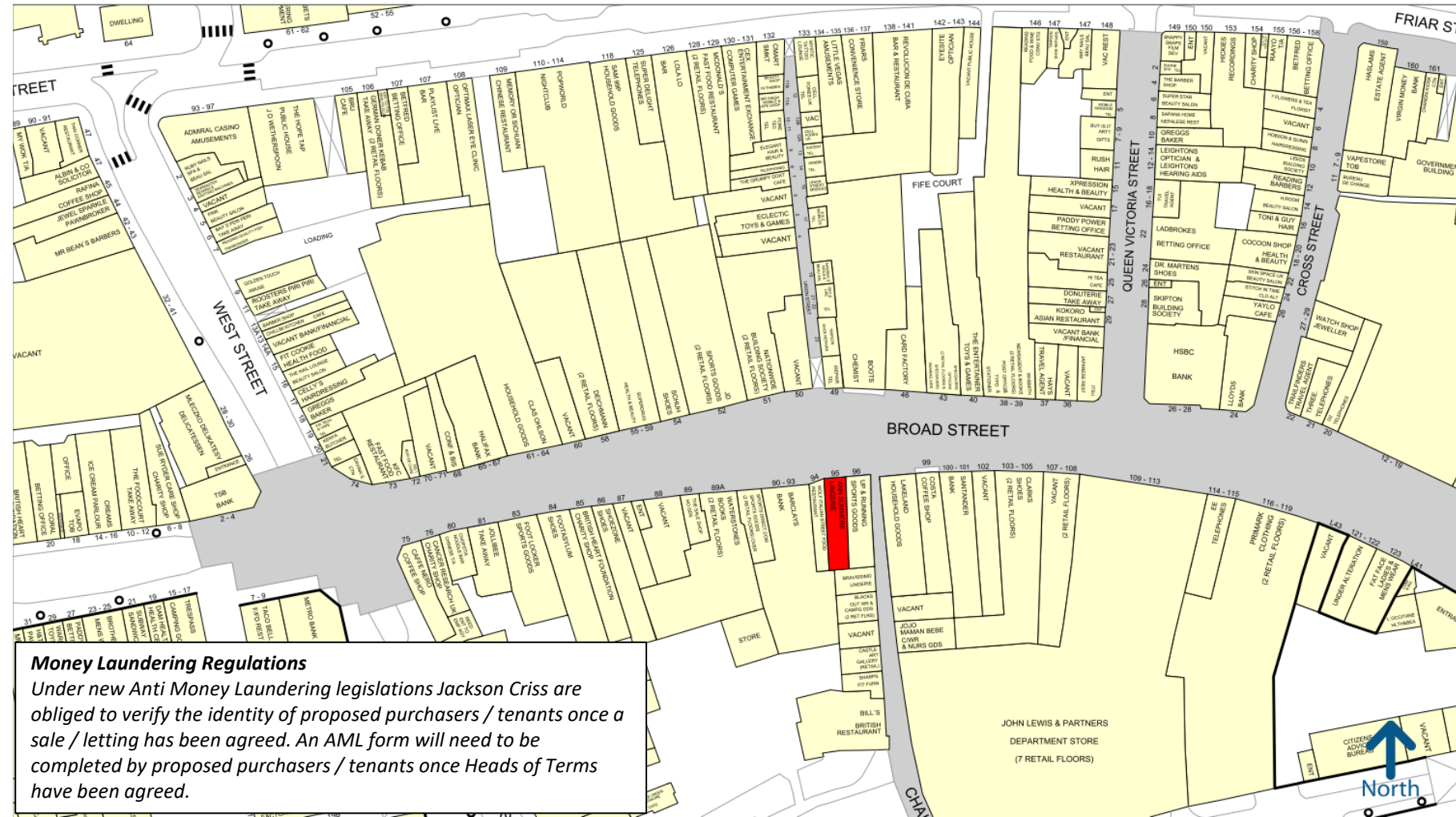
**JACKSON
CRISS**

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95 BROAD STREET, READING

PRIME RETAIL UNIT TO LET, SUBJECT TO VACANT POSSESSION



Money Laundering Regulations
 Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

Waterstones
 PRIMARK®

 Clarks
 John Lewis

JACKSON
 CRISS

VIEWING
 Dan Turner
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