

# 97-98 BROAD STREET — READING —



PRIME RETAIL  
UNIT TO LET





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## Rent

£175,000 pa

## Floor Areas

	SQ FT	SQ M
Ground Floor	2,791	259.29
Basement	2,143	199.09

## EPC

Available on request.

## Rateable Value

£177,000 (2023)

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any relief that may be available.

## Availability

Subject to vacant possession.

## PRIME RETAIL UNIT TO LET

### Location

- Well located retail unit on prime pedestrianised section of Broad Street.
- Prominent return frontage to busy Chain Street.
- Located close to **John Lewis**, with **JD Sports**, **Sports Direct**, **Waterstones**, **Primark** and The Oracle Centre close by.

### Terms

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

For further information or to arrange a viewing, please contact:

JACKSON  
CRISS

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