

97-98 BROAD STREET READING



PRIME RETAIL
OR F&B UNIT
TO LET

AVAILABLE DUE
TO ABORTIVE
NEGOTIATIONS

97-98 Broad Street

PRIME RETAIL / F&B UNIT TO LET

Terms

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

Rent

£175,000 pa

Floor Areas

Ground floor: 2,791 sq ft / 259.29 sq m
Basement: 2,143 sq ft / 199.09 sq m

There is also the opportunity to have first and second floors and we can share plans showing a restaurant scheme utilising the additional c. 2,300 sq ft / 213.67 sq m available.

EPC

Available on request.

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

Rateable Value

£148,000 (2026)

This assessment is valued for Ground Floor and Basement only.

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.



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Viewing

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

Andrew Criss
andrewc@jacksoncriss.co.uk
07831 213 396

Jacob Matthews
jacobm@jacksoncriss.co.uk
07817 722 323

JACKSON
CRISS