



- **RETAIL - HIGH STREET**
- **2,518 SQ FT**
- **CHARACTER PROPERTY, CLOSE TO THE ENTRANCE OF THE ORACLE SHOPPING CENTRE**
- **IN CLOSE PROXIMITY TO A NUMBER OF NATIONAL OPERATORS INCLUDING REISS, HOBBS, JLP, BILL'S AND JOJO MAMAN BEBE**



**LOCATION**

The unit is located close to the entrance of **The Oracle Shopping Centre** and is surrounded by national retail and leisure operators including **JLP, Reiss** and **Bill's**.

**UNIT DESCRIPTION**

The property is arranged over basement, ground, first and second floor.

**LEASE TERMS**

The property is confidentially available by way of an assignment of the existing lease expiring 13 July 2024. The passing rent is £97,500 p.a. subject to existing tenant's relocation. New lease available from the Landlord or the Freehold with vacant possession could also be available. For more details, please contact Dan or Jonny.

**LEGAL COSTS**

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

**PLANNING**

Class E.

**RATEABLE VALUE / RATES PAYABLE**

The 2017 Rateable value is £44,250. This is not the annual rates payable and will depend on the occupier's circumstances. Interested parties should make their own enquiries with [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates).

**EPC**

Available upon request.

**ACCOMODATION**

<b>Name</b>	<b>Sq Ft</b>	<b>Sq m</b>
Frontage	18' 9"	5.7m
Basement - ancillary	295	27.46
Ground - ancillary / sales	1,547	143.68
1st - ancillary	425	39.48
2nd - ancillary	231	21.4
<b>Total</b>	<b>2,518</b>	<b>233.94</b>

**VIEWING**

All enquires via Omni Retail:  
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# TO LET: 13 – 14 GUN STREET, READING, RJ1 2JR



**FOR FURTHER INFORMATION AND VIEWING:**  
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