



To Let

6 Chalfont Court, Lower Earley, Reading RG6 5SY

- Highly prominent unit
- Refurbished to a good standard
- 9 car parking spaces
- Rear access
- Close to Asda supermarket
- NO restaurants or hot food takeaway uses

Ground floor	1,367 sq ft
First floor	1,261 sq ft
TOTAL	£2,628 sq ft
Rent	£42,000 p.a. exclusive
Est. Service Charge	£7,835.10 p.a.
Est. Buildings Insurance	£664.38 p.a.
Rates Payable	£23,578 p.a.
TOTAL OCCUPATIONAL COST	£74,077.48 plus VAT

For more information please contact Hicks Baker

T: 0118 959 6144 E: retail@hicksbaker.co.uk W: hicksbaker.co.uk



USE	Class E
TENURE	Leasehold
TERM	A new lease is available direct from the Landlord on terms to be agreed
RATEABLE VALUE	£47,250. 2026 List
EPC	D. Valid until June 2028
VAT	VAT is payable

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Retail and Leisure

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Date of publication: May 2022



Transaction



Management



Advice

Lease code

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the [website here](#).

Misrepresentations Act 1967

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