



To Let

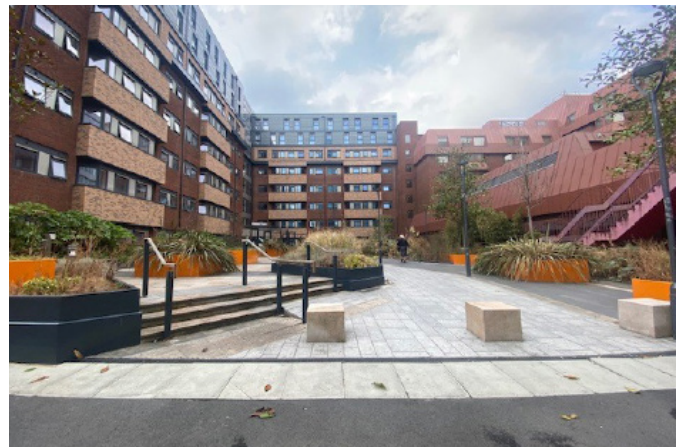
1b & 1c Queens Walk, Reading RG1 7QE

- Prime leisure opportunity
- Located within Broad Street Mall's leisure pitch
- Adjacent to Spinners (bowling, crazy golf and darts) & ThaiGrr
- Close to Buscuit Factory Cinema
- Opposite 408 student accommodation

| | |
|--------------------------------------|--------------------------|
| Ground floor | 1,592 sq ft |
| Rent | £40,000 p.a. exclusive |
| Est. Service Charge y/e 03/27 | £14,934 p.a. |
| Est. Buildings Insurance | £1,014.05 p.a. |
| Rates Payable | £13,473 p.a. |
| TOTAL OCCUPATIONAL COST | £69,421.05 p.a. plus VAT |

For more information please contact Hicks Baker

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



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|-----------------------|--|
| USE | Class E |
| TENURE | Leasehold |
| TERM | A new lease is available direct from the Landlord on terms to be agreed |
| RATEABLE VALUE | £27,000 estimated. The unit is within the BIDS area which implements an additional 1% levy on rates for the properties with rateable values in excess of £10,000. |
| EPC | C. Expires 03.07.2033 |
| VAT | VAT is payable |

Fiona Brownfoot

Retail and Leisure

E: f.brownfoot@hicksbaker.co.uk

T: +44 (0) 118 955 7083

Freddie King

Retail and Leisure

E: freddie.king@greenpartners.co.uk

T: +44 (0) 20 7659 4838

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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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