



To Let

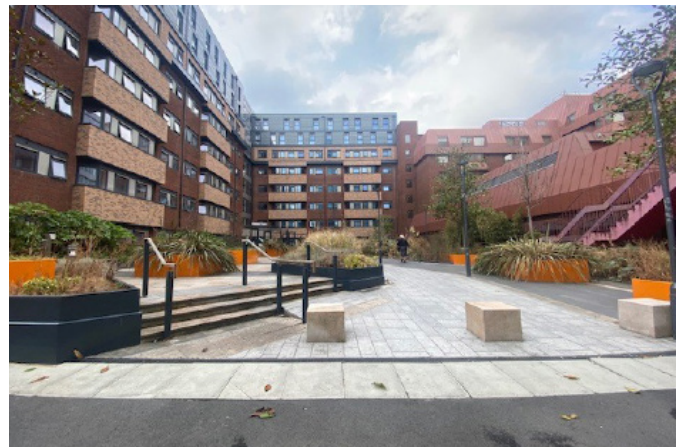
1b & 1c Queens Walk, Reading RG1 7QE

- 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 03/26	£8,642.09 p.a.
Est. Buildings Insurance	£1,014.05 p.a.
Rates Payable	£13,473 p.a.
TOTAL OCCUPATIONAL COST	£63,129.14 p.a. plus VAT

For more information please contact Hicks Baker

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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

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Transaction



Management



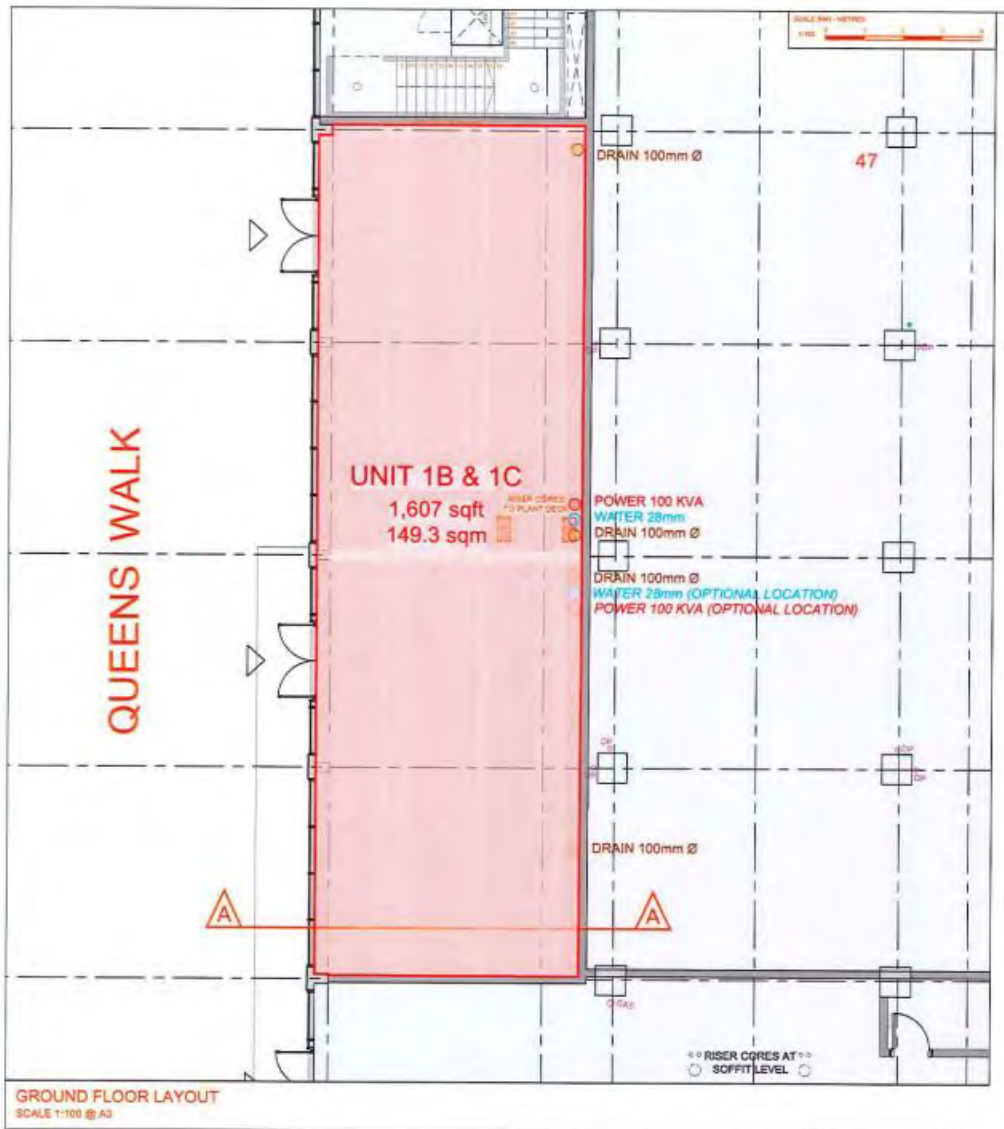
Advice

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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