



To Let

160 Friar Street, Reading RG1 1HE

- On behalf of Reading Borough Council
- Ground floor & Basement
- To be let in a white box condition
- Hot food considered only if using internal extraction

Ground floor sales	1,333 sq ft	Rent	£45,000 p.a.
GF ancillary	190 sq ft	Est. Service Charge	£1,853.56 p.a.
Basement ancillary	900 sq ft	Est. Buildings Insurance	tbc
TOTAL	2,424 sq ft	Rates Payable	£25,155 p.a.

For more information please contact Hicks Baker

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



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for video walk through



USE	Class E
TENURE	Leasehold
TERM	A new lease is available direct from the Landlord on terms to be agreed
RATEABLE VALUE	£58,500. 2026 List.
	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 05/2036
VAT	VAT is payable

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Transaction



Management



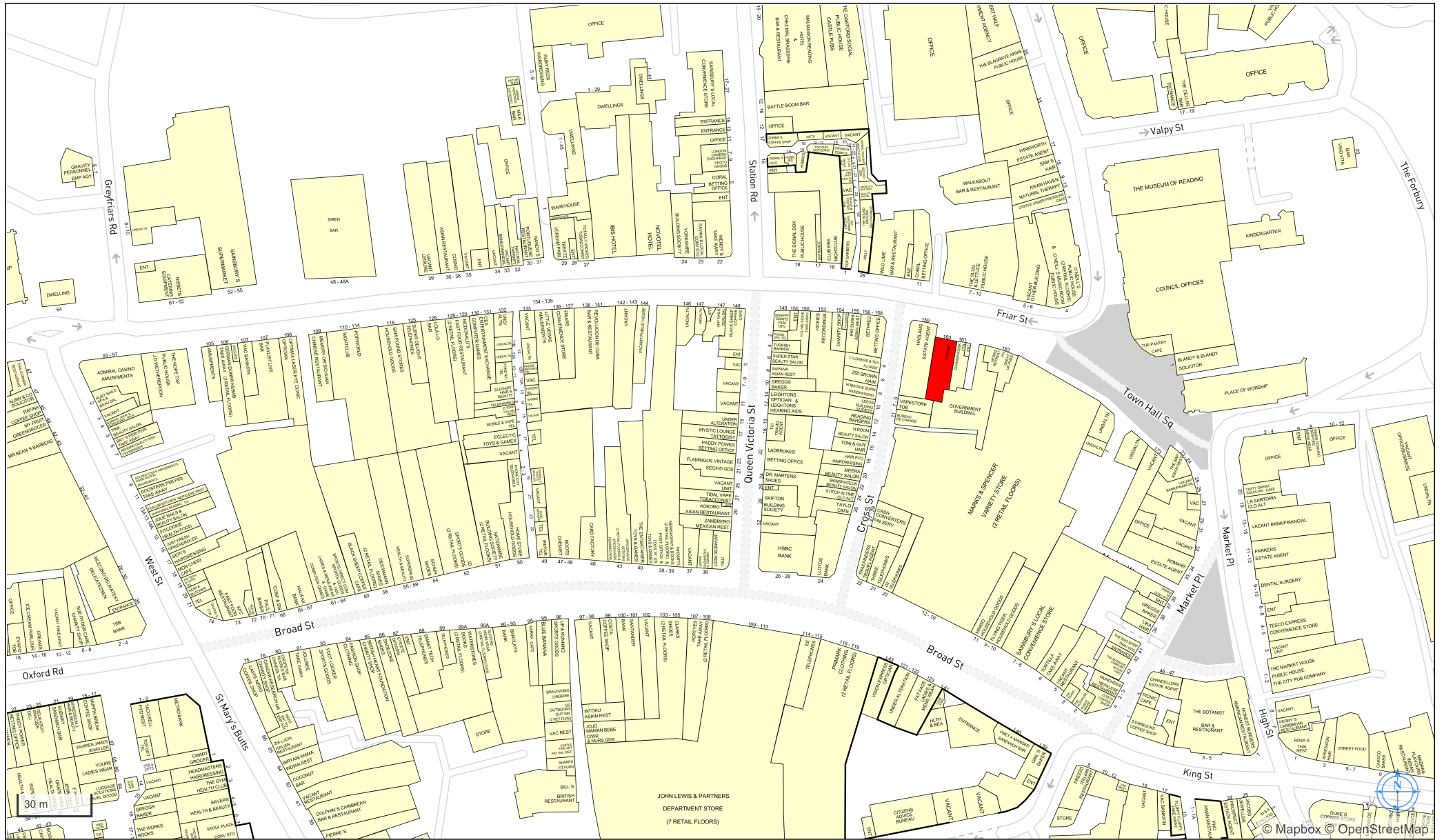
Advice

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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