



To Let

21-23 Queen Victoria Street, Reading RG1 1SY

- AVAILABLE - SUBJECT TO VACANT POSSESSION
- Very busy pedestrianised thoroughfare
- Links Broad Street, Friar Street and the train station
- Class E use only
- Nearby retailers include ITSU, Leighton's Opticians & Greggs
- Ground and basement

Ground floor sales	1,488 sq ft
Basement Ancillary	612 sq ft
TOTAL	2,100 sq ft
ITZA	817 units
Rent	£85,000 p.a. exclusive
Est. service charge	c.£2,000 p.a.
Est. buildings insurance	£2,336.53 p.a.
Rates Payable	£26,875 p.a.

For more information please contact Hicks Baker

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



VIDEO

For a comprehensive video walk through of the property - [click here](#)

USE

Class E

TENURE

Leasehold

TERM

A new FRI lease is available direct from the Landlord on terms to be agreed

RATEABLE VALUE

£69,500. 2026 List.

EPC

C rating. Expires June 2033

VAT

VAT is payable

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Transaction



Management



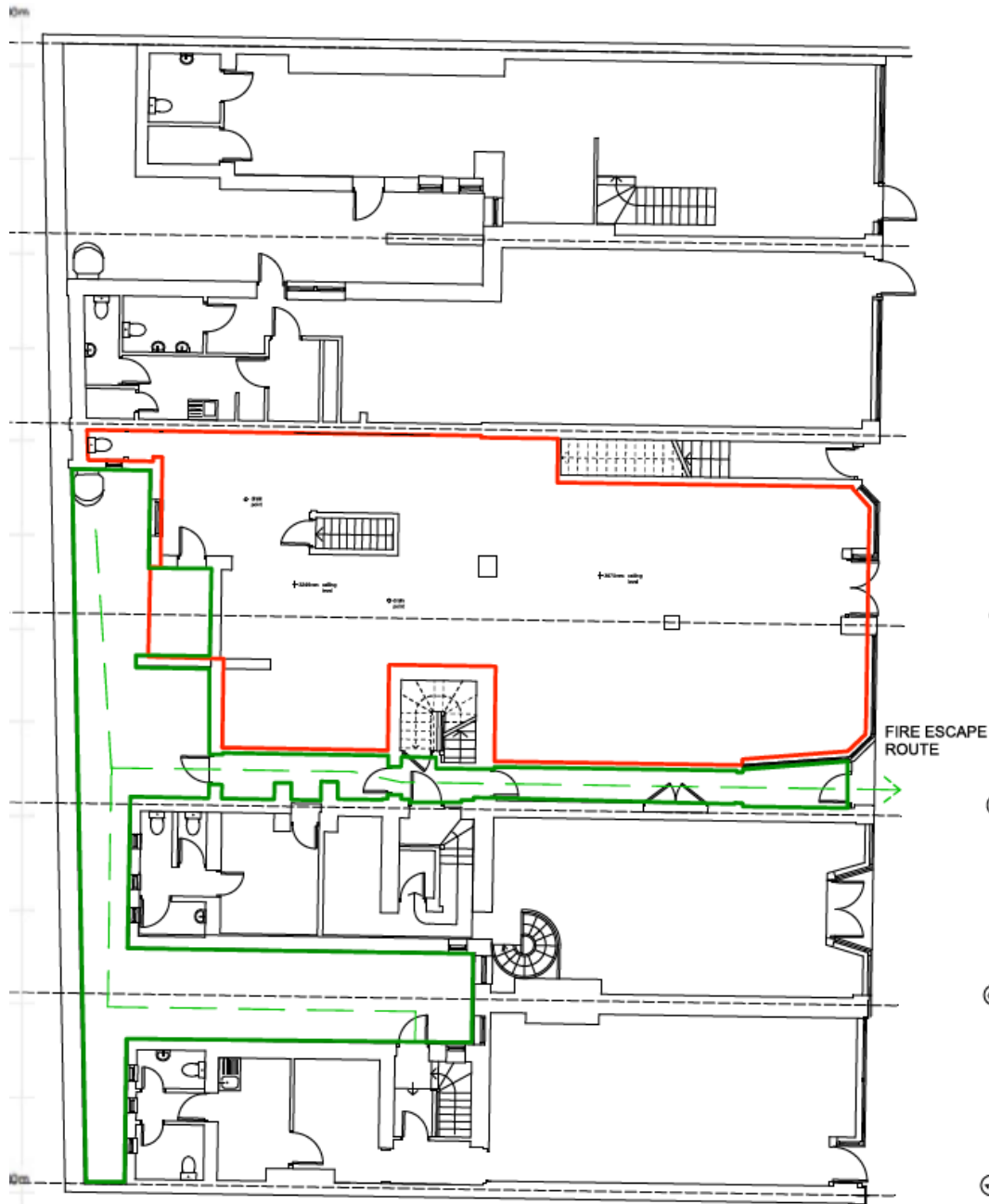
Advice

Lease code

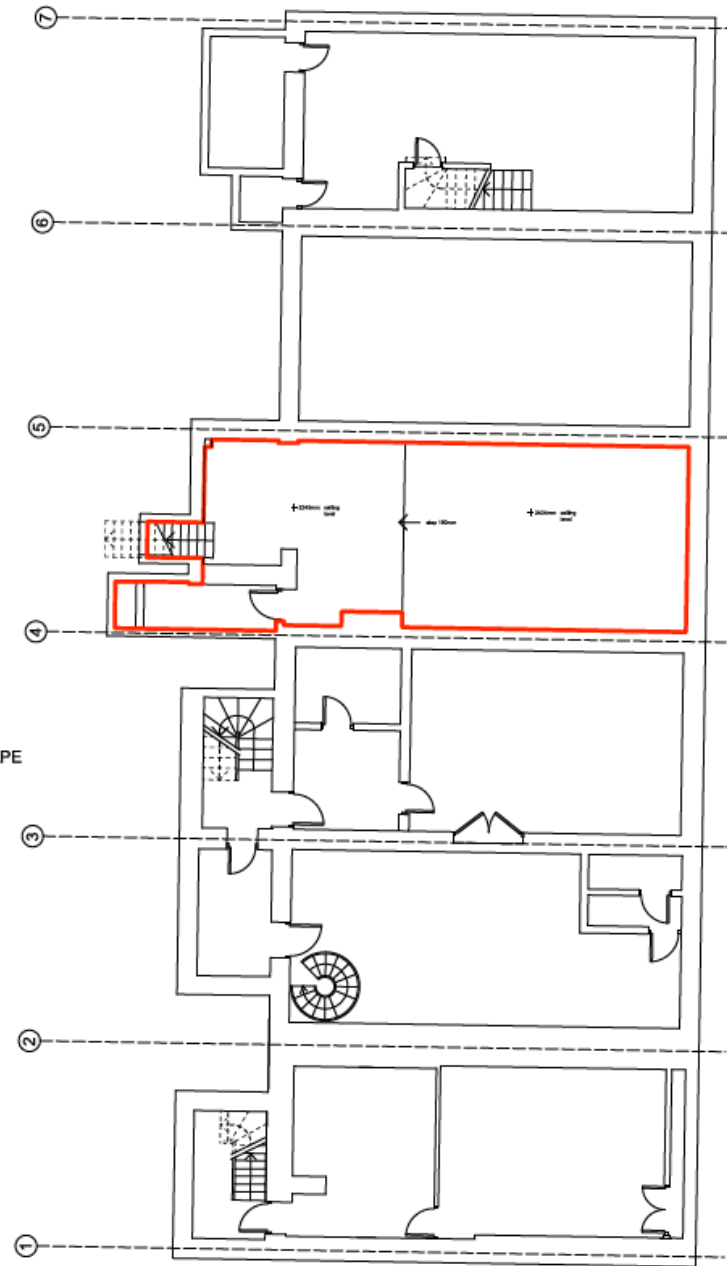
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions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

Misrepresentations Act 1967

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Ground Floor Plan



Basement Plan

