



TO LET



Reading

1B & 1C Queens Walk

RG1 7QE

£40,000 (plus VAT) exclusive

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

INFORMATION

TENURE Leasehold

TERM New lease

RATEABLE VALUE £27,000

The unit is within the BIDS which implements an additional 1% levy on rates for the properties with rateable values in excess of £10,000.

PLANNING USE Class E

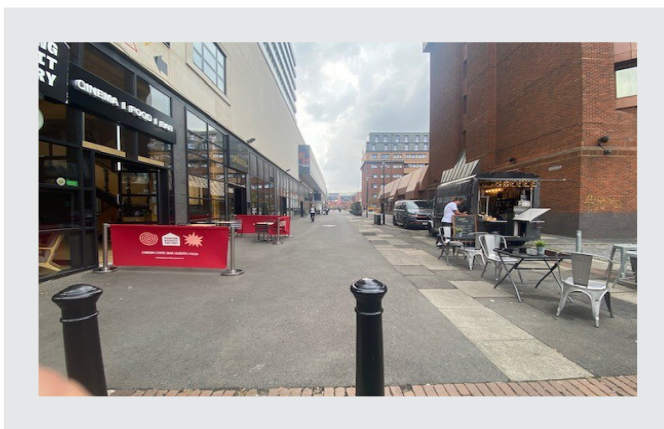
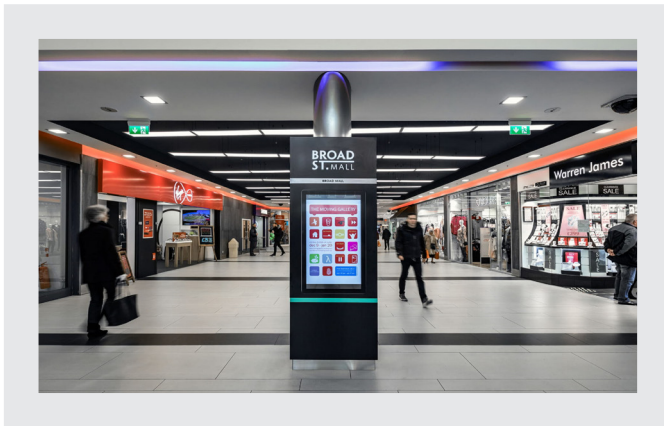
VAT VAT is payable

EPC TBC

	Size (sq ft)	Rent (p.a.)	Service charge (p.a.)	Insurance (p.a.)	Rates payable (p.a.)	TOTAL PAYABLE (p.a.)
Ground Floor	1,592	£40,000	£6,544	TBC	£13,473	£60,017

For more information please contact **Hicks Baker**

0118 959 6144 info@hicksbaker.co.uk



READING FACTS

- Core catchment of 424,000
- 1.3m resident catchment
- 15m visitors to the town p.a.
- No. 1 retail destination in the Thames Valley
- 4th highest average wage in UK
- UK's fastest growing economy
- 40,000 office workers
- 20m passengers pass through Reading station p.a.
- 42% rise in house prices
- Elizabeth Line has opened
- 19,000 students
- 40% of population is under 30

Date of publication: August 2022

Code for Lease Business Premises

We strongly recommend 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. [Click here](#)

Misrepresentations Act 1967

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Fiona Brownfoot MRICS

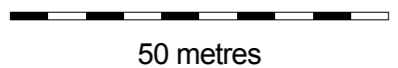
f.brownfoot@hicksbaker.co.uk

+44 (0) 118 955 7083

Freddie King

freddie.king@greenpartners.co.uk

+44 (0) 20 7659 4838



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www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011