



To Let

13-14 Gun Street, Reading RG1 2JR

- Excellent location for F&B
- Extraction possible (stp)
- Available to let / may sell
- Grade II Listed
- Characterful building with excellent height and interesting level change
- Decking area to rear of property overlooking river
- Located adjacent to the 2nd busiest entrance into The Oracle Shopping Centre
- Opposite recently opened Cosy Club
- Nearby retailers include John Lewis, Hobbs, Reiss
- Available June 2025

Ground floor sales	1,965 sq ft	Rent / Price	£77,500 p.a. / POA
Basement	283 sq ft	Est. Service Charge	N/A
First floor	367 sq ft	Est. Buildings Insurance	To be confirmed
Second floor	235 sq ft	Rates Payable	£37,398 p.a.
TOTAL	2,850 sq ft		

For more information please contact Hicks Baker

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



USE	Class E
TENURE	Leasehold / May sell
TERM	A new FRI lease is available direct from the Landlord on terms to be agreed
RATEABLE VALUE	£69,000. For further information on Retail, hospitality and leisure relief, visit - https://www.tax.service.gov.uk/business-rates-find
EPC	An EPC has been commissioned
VAT	VAT is payable

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Transaction



Management



Advice

Lease code

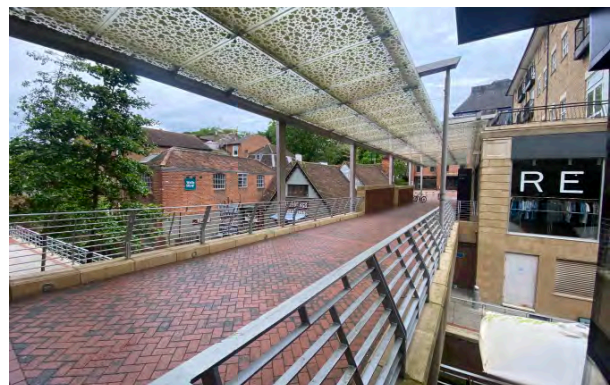
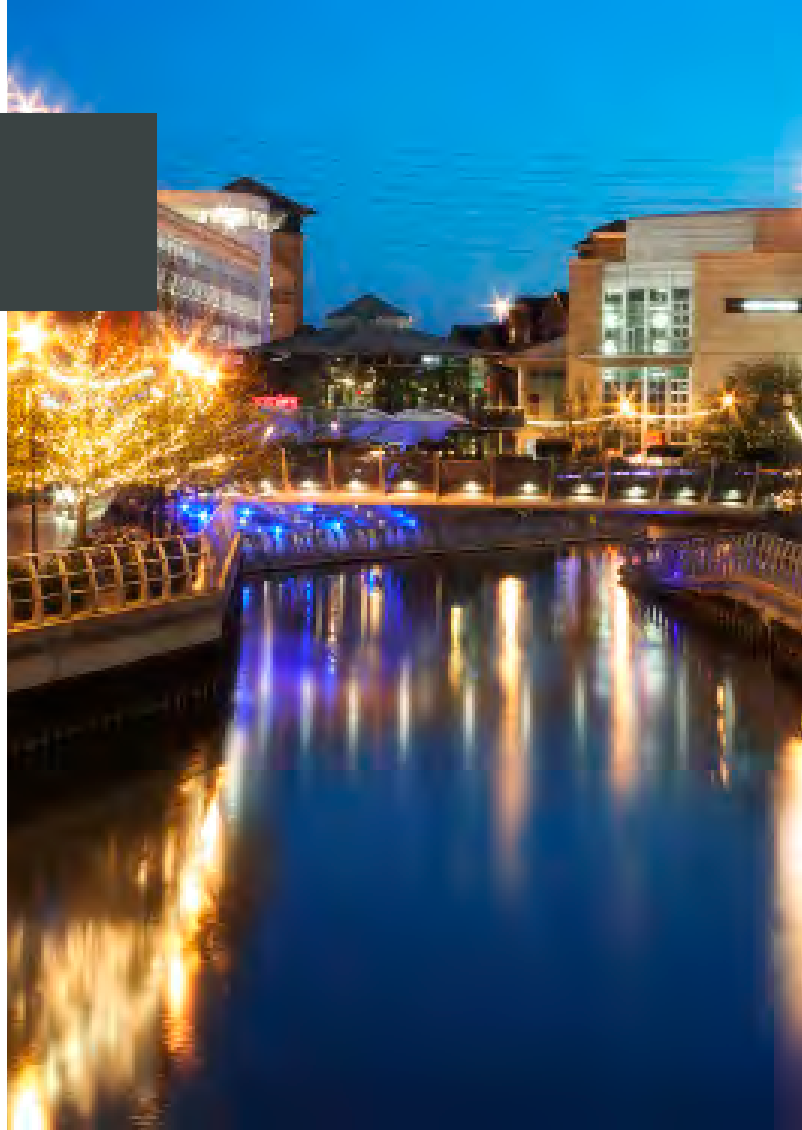
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions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

Misrepresentations Act 1967

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Retail Facts

- No. 1 retail destination in the Thames Valley
- Fastest growing economy in the Thames Valley over the last 20 years
- Reading has the 10th highest start up rate in the UK and is home to 13 of the world's top 30 brands
- 6th highest employment rate
- 15m visitors to the town p.a.
- 4th highest average wage in UK
- 1.3 Resident population
- 40,000 office workers
- 612 retail and leisure facts



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Reading (13-14 Gun Street)

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