



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
- Available from June 2025
- 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	tbc
Basement ancillary	900 sq ft	Est. Buildings Insurance	tbc
TOTAL	2,424 sq ft	Rates Payable - An appeal has been lodged	£39,858 p.a.

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	£73,000. An appeal has been lodged. It is estimated the rates will be £40,000. For further information on Retail, hospitality and leisure relief, visit - https://www.tax.service.gov.uk/business-rates-find/
	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	E. Expires 04/2034
VAT	VAT is payable

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Transaction



Management



Advice

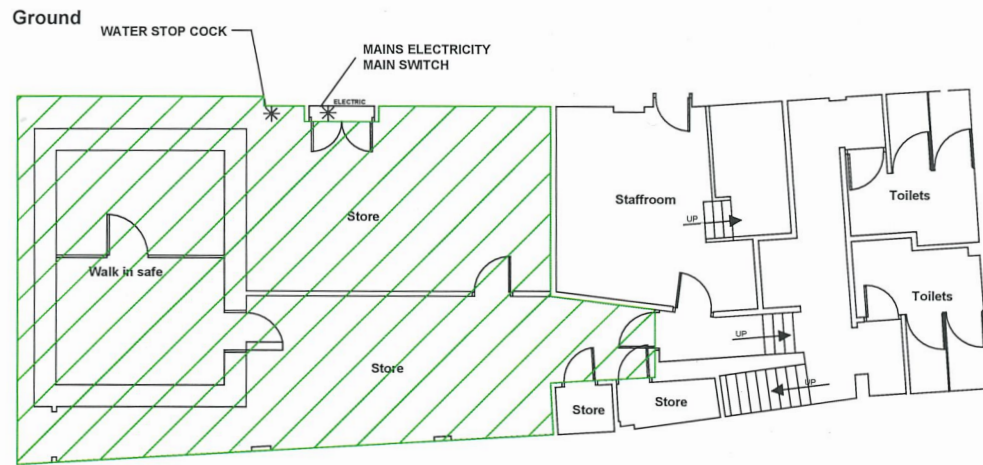
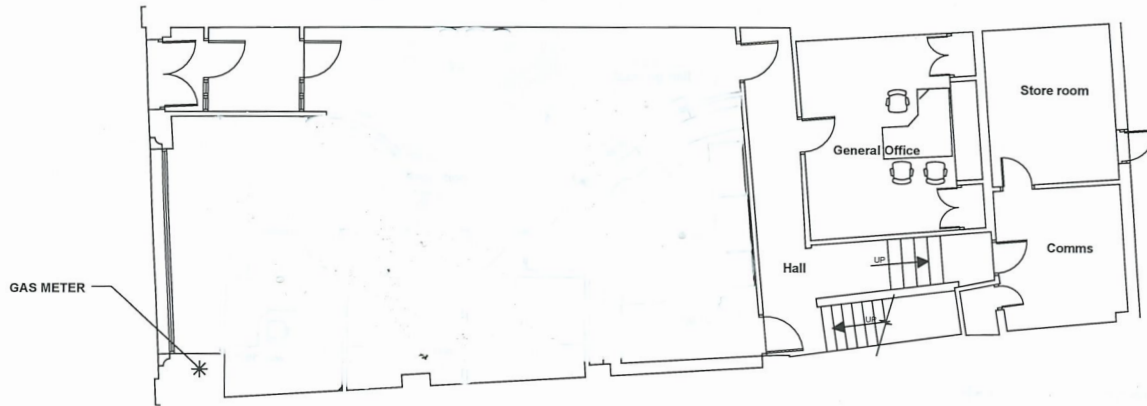
Lease code

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

Hicks Baker for themselves and for the vendors or lessors of this property, whose agents they are give, notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hicks Baker has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT.

Reading 075 - 2017 Store Survey Plan



Basement

Reading 075 - 2017 Store Survey Plan		
Project number		
V Drive ref		
Facilities/ National Property Team/ Regional Branch survey 2017/8/est/1		
Building	Floor	
160 Friar Street, Reading	Base & GF	
Paper size	Scale	Revision
A3	1:100	
Date drawn	Drawn by	
	ML	
Date issued	Checked	
09/05/16	ML	



