



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
- Small decking area to rear
- Located adjacent to the 2nd busiest entrance into The Oracle Shopping Centre
- Close to Cosy Club
- Nearby retailers include John Lewis, Hobbs, Reiss

Ground floor sales	1,965 sq ft
Basement	283 sq ft
First floor	367 sq ft
Second floor	235 sq ft
TOTAL	2,850 sq ft
Rent/Price	£77,500 p.a. / POA
Est. buildings insurance	TBC
Rates Payable	£28,165 p.a.

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	£65,500. 2026 List.
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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- 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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