



## To Let

### 13-14 Gun Street, Reading RG1 2JR

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

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.
<b>TOTAL</b>	<b>2,850 sq ft</b>		

For more information please contact Hicks Baker

T: 0118 959 6144 E: [retail@hicksbaker.co.uk](mailto:retail@hicksbaker.co.uk) W: [hicksbaker.co.uk](http://hicksbaker.co.uk)



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

**Fiona Brownfoot**

Retail and Leisure

E: [f.brownfoot@hicksbaker.co.uk](mailto:f.brownfoot@hicksbaker.co.uk)

T: +44 (0) 118 955 7083

**Oliver Muers-Raby**

Retail and Leisure

E: [olliemr@ormeproperty.co.uk](mailto:olliemr@ormeproperty.co.uk)

T: +44 (0)20 7499 0440

Date of publication: May 2024



Transaction



Management



Advice

#### Lease code

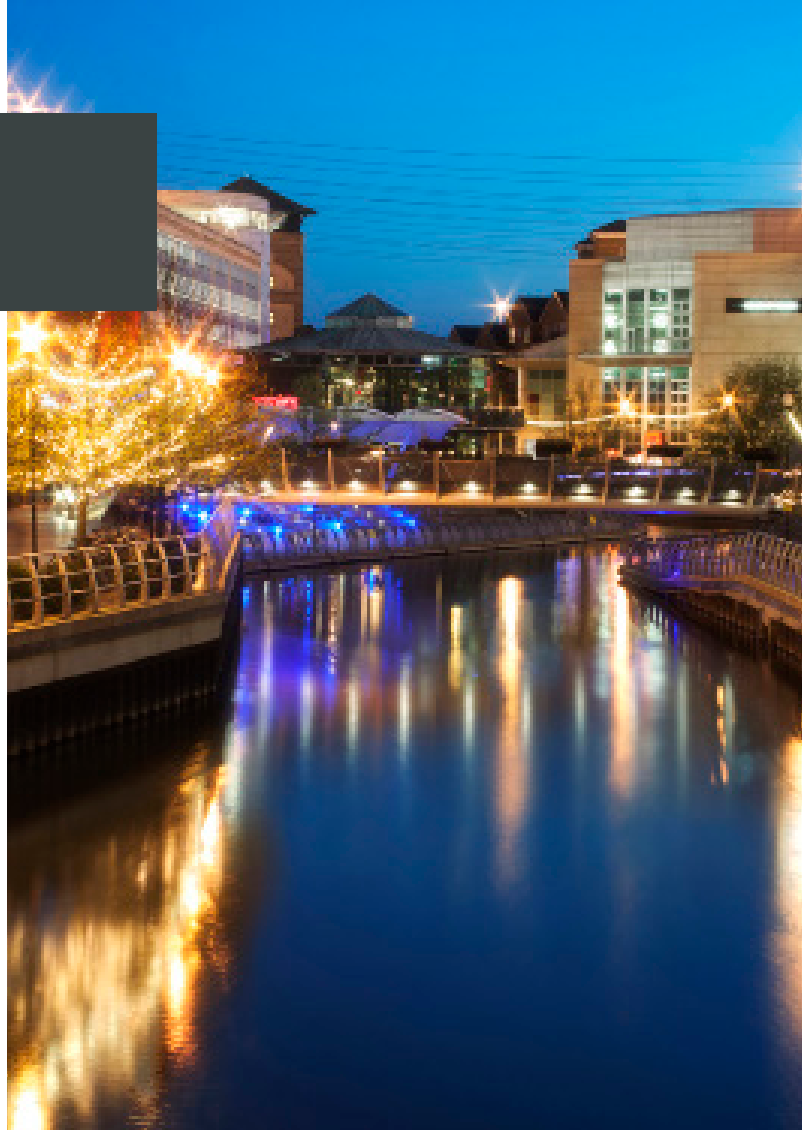
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions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

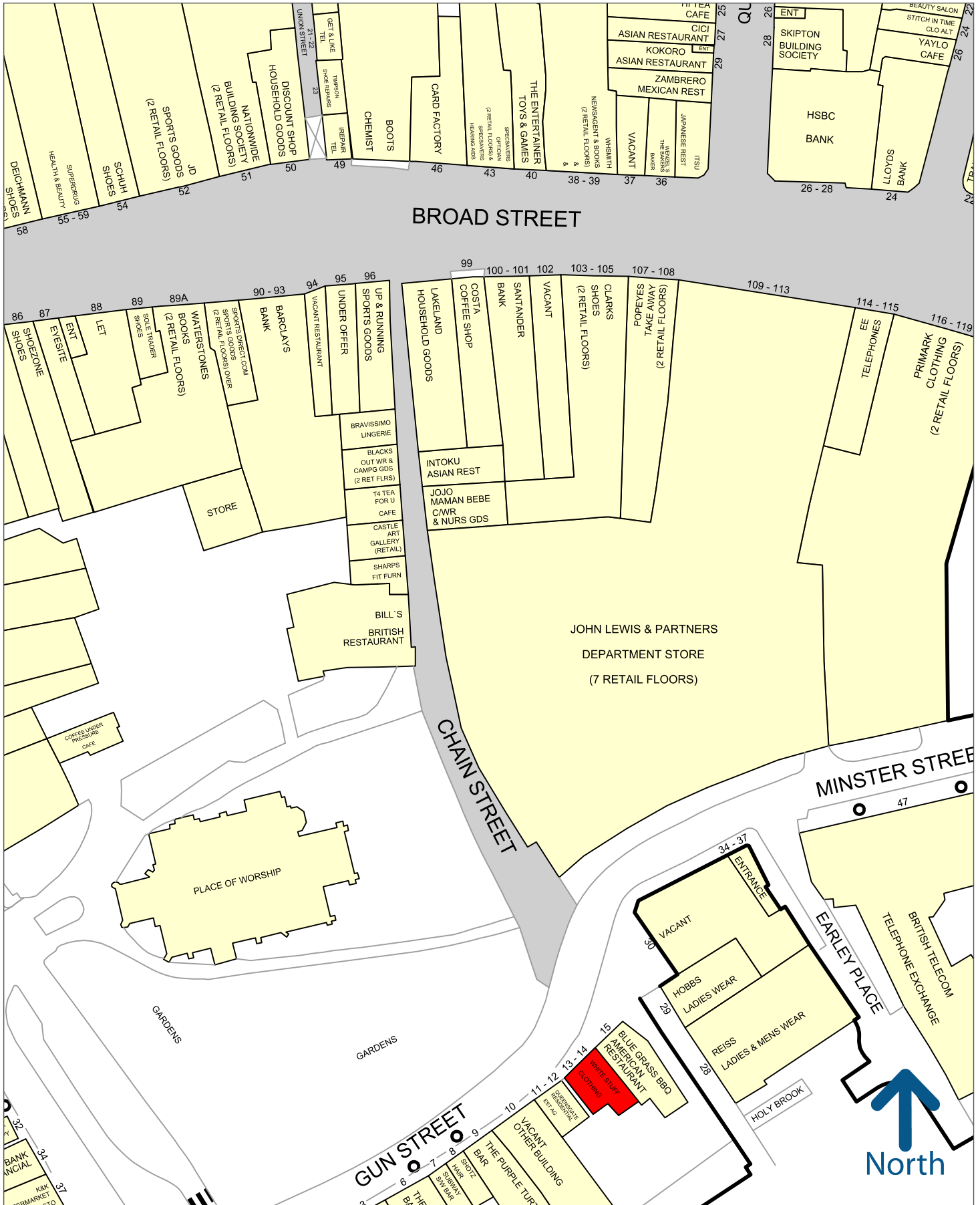
# Retail Facts

- 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



For more information please contact Hicks Baker

T: 0118 959 6144 E: [retail@hicksbaker.co.uk](mailto:retail@hicksbaker.co.uk) W: [hicksbaker.co.uk](http://hicksbaker.co.uk)



50 metres

Experian Goad Plan Created: 30/05/2024  
Created By: Hicks Baker



Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/business-products/goad](http://www.experian.co.uk/business-products/goad) | [salesG@uk.experian.com](mailto:salesG@uk.experian.com)

