



## To Let

### 6 The Colonnade, Tilehurst, Reading RG30 6PR

- Ground floor retail
- Private garage
- Situated within a neighbourhood parade of 10 shops anchored by Co-op
- Rear delivery access
- Excellent public parking
- Adjacent bus stop

Ground Floor Retail Sales	650 sq ft	Rent	£15,000 p.a. exclusive
ITZA	496 units	Service Charge	TBC
Shop Internal Width	5.22 m	Est. Buildings Insurance	TBC
Shop Internal Depth	11.65 m	Rates Payable	£5,988 p.a.

For more information please contact Hicks Baker

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<b>USE</b>	Class E
<b>TENURE</b>	Leasehold
<b>TERM</b>	A new lease is available direct from the Landlord on terms to be agreed.
<b>RATEABLE VALUE</b>	£12,000. For further information on Retail, hospitality and leisure relief, visit - <a href="https://www.tax.service.gov.uk/business-rates-find/search">https://www.tax.service.gov.uk/business-rates-find/search</a>
<b>EPC</b>	E rating
<b>VAT</b>	VAT is not payable

**Richard Duncan**

Retail and Leisure

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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](#).

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Misrepresentations Act 1967



The  
Colonnade

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