hicks baker
commercial property

Retail



To Let

7 The Colonnade, Tilehurst, Reading RG31 6PR

- Ground floor retail
- Situated within a neighbourhood parade of 10 shops anchored by Co-op
- Rear access
- Excellent public parking
- Adjacent bus stop
- Hot food take away / eat in uses will not be considered

Ground Floor Retail Sales	794 sq ft	**Rent**	£18,500 p.a. exclusive
ITZA	611 units	**Service Charge (EST)**	£454 per quarter
Staff room	51 sq ft	**Buildings Insurance (EST)**	£337.59 p.a.
Storage	195 sq ft	**Rates Payable**	£7,320 p.a.

For more information please contact Hicks Baker

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









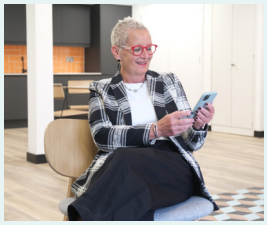
USE	**Class E**
TENURE	Leasehold
TERM	The property will be let on a full repairing and insuring basis, with the tenant responsible for the interior and exterior repair and maintenance (including the roof). The service charge covers the landlords costs in the repair and maintenance of the common exterior areas of the walkways and car parks.
RATEABLE VALUE	£15,250. 2026 List.
EPC	B rating. Expires 8th May 2033
VAT	The property is NOT elected for VAT.

Fiona Brownfoot

Retail and Leisure

E: f.brownfoot@hicksbaker.co.uk

T: +44 (0) 118 959 6144 Option 1



Date of publication: September 2026

RICS

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.

hicks baker
commercial property

Retail



For more information please contact Hicks Baker

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