



To Let

Harris Arcade, Reading RG1 1DN

- Grade II Listed shopping arcade
- Last remaining unit
- A well-known and centrally located Reading institution
- Flexible terms available
- Interesting , unique and quirky retailers sought
- Ideal incubator for new business
- Open 7 days a week

Unit	Size (sq ft)	Rent (p.a.)	Rateable Value (p.a.) **	EPC Rating
20	194	£8,074	£3,450	C

** Tenants are advised to make their own enquiries and may benefit from rates relief

For more information please contact Hicks Baker

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



Unit 20

USE	Class E
TENURE	Leasehold
TERM	New lease available until 31st December 2027, subject to mutual rolling break after first 12 months on 3 months notice. A rent deposit of 6 months will be required.
RATEABLE VALUE	For further information on Retail, hospitality and leisure relief, visit - https://www.tax.service.gov.uk/business-rates-find/search
BIDS	The units are within the BIDS area, which implements an additional 1% levy on rates for the properties with a rateable value in excess of £10,000
EPC	See table
VAT	VAT is payable

Richard Duncan

Retail and Leisure

E: r.duncan@hicksbaker.co.uk

T: +44 (0) 118 955 7081



Date of publication: November 2023



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.

