hicks baker
commercial property

Retail



To Let

160 Friar Street, Reading RG1 1HE

- On behalf of Reading Borough Council
- Ground floor & Basement
- To be let in a white box condition
- Available from June 2025
- Hot food considered only if using internal extraction

Ground floor sales	1,333 sq ft	**Rent**	£45,000 p.a.
GF ancillary	190 sq ft	**Est. Service Charge**	tbc
Basement ancillary	900 sq ft	**Est. Buildings Insurance**	tbc
TOTAL	2,424 sq ft	**Rates Payable - An appeal has been lodged**	£39,858 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	A new lease is available direct from the Landlord on terms to be agreed
RATEABLE VALUE	£73,000. An appeal has been lodged. It is estimated the rates will be £40,000. For further information on Retail, hospitality and leisure relief, visit - https://www.tax.service.gov.uk/business-rates-find/ The unit is within the BIDS area which implements an addtional 1% levy on rates for the properties with rateable values in excess of £10,000.
EPC	E. Expires 04/2034
VAT	VAT is payable

Richard Duncan

Retail and Leisure

E: r.duncan@hicksbaker.co.uk

T: +44 (0) 118 955 7081



Date of publication: February 2025

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

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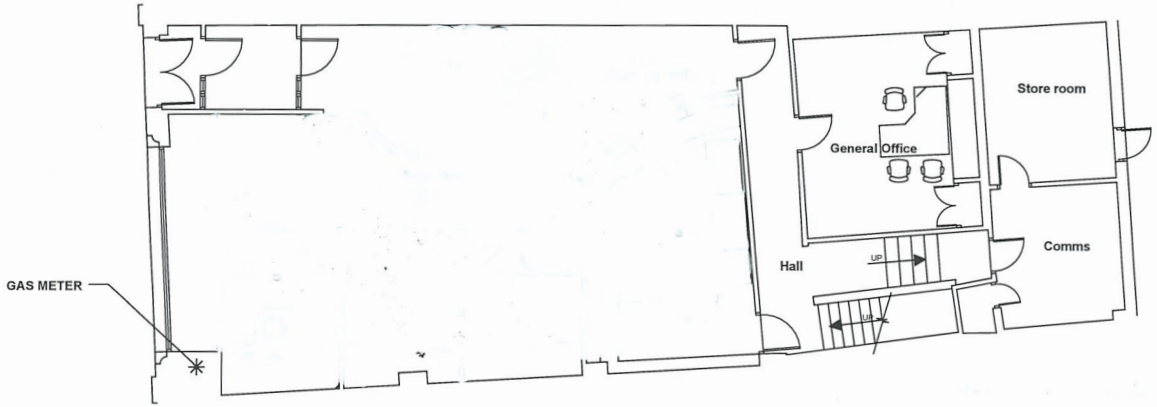
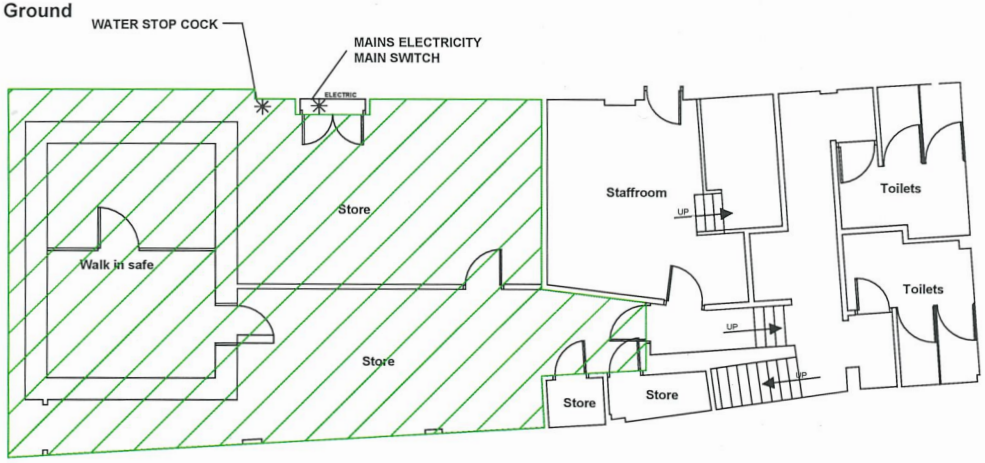
Reading 075 - 2017 Store Survey Plan



Ground



Basement

Drawing Name
Reading 075 -
2017 Store Survey Plan

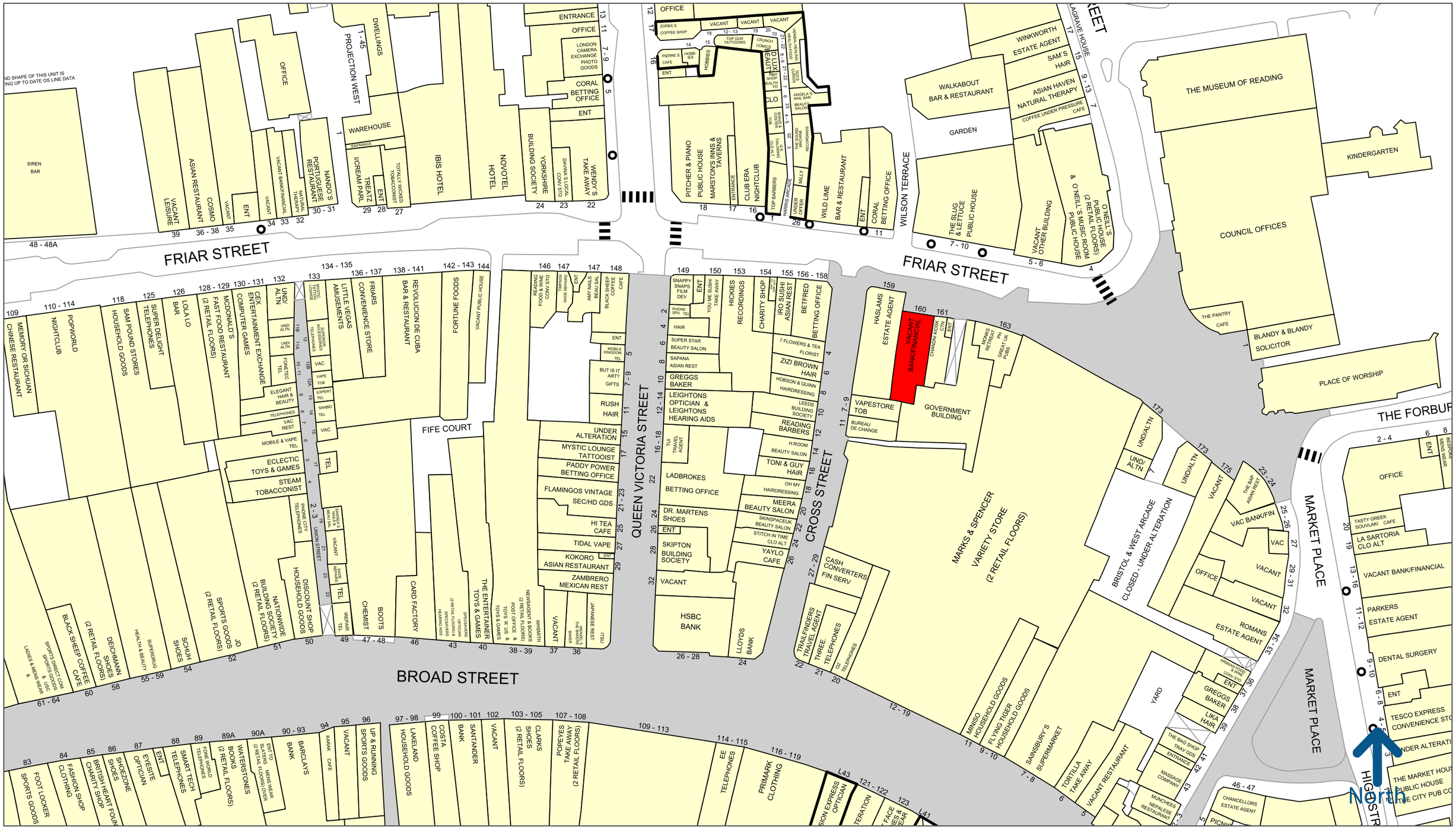
Project number

V:Drive ref:

Facilities\National Property Team\Regional\Branch survey 2017\Street

Building		Floor
160 Friar Street, Reading		Base & GF
Paper size	Scale	Revision
A3	1:100	
Date drawn		Drawn by
		ML
Date issued		Checked
09/05/18		ML

Reading



50 metres

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Experian Goad Plan Created: 11/02/2025

Created By: Hicks Baker

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