



## To Let

21-23 Queen Victoria Street, Reading RG1 1SY

- AVAILABLE - SUBJECT TO VACANT POSSESSION
- Very busy pedestrianised thoroughfare
- Links Broad Street, Friar Street and the train station
- Class E use only
- Nearby retailers include ITSU, Leighton's Opticians & Greggs
- Ground and basement

|                          |                        |
|--------------------------|------------------------|
| Ground floor sales       | 1,488 sq ft            |
| Basement Ancillary       | 612 sq ft              |
| <b>TOTAL</b>             | 2,100 sq ft            |
| ITZA                     | 817 units              |
| Rent                     | £85,000 p.a. exclusive |
| Est. service charge      | c.£2,000 p.a.          |
| Est. buildings insurance | TBC                    |
| Rates Payable            | £26,875 p.a.           |

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                                                                   |
| <b>TERM</b>           | A new FRI lease is available direct from the Landlord on terms to be agreed |
| <b>RATEABLE VALUE</b> | £69,500. 2026 List.                                                         |
| <b>EPC</b>            | C rating. Expires June 2033                                                 |
| <b>VAT</b>            | VAT is payable                                                              |

**Richard Duncan**

Retail and Leisure

E: [r.duncan@hicksbaker.co.uk](mailto:r.duncan@hicksbaker.co.uk)

T: +44 (0) 7355 034894

**Fiona Brownfoot**

Retail and Leisure

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

T: +44 (0) 7770 470214

Date of publication: July 2026

#### 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.



**RICS**



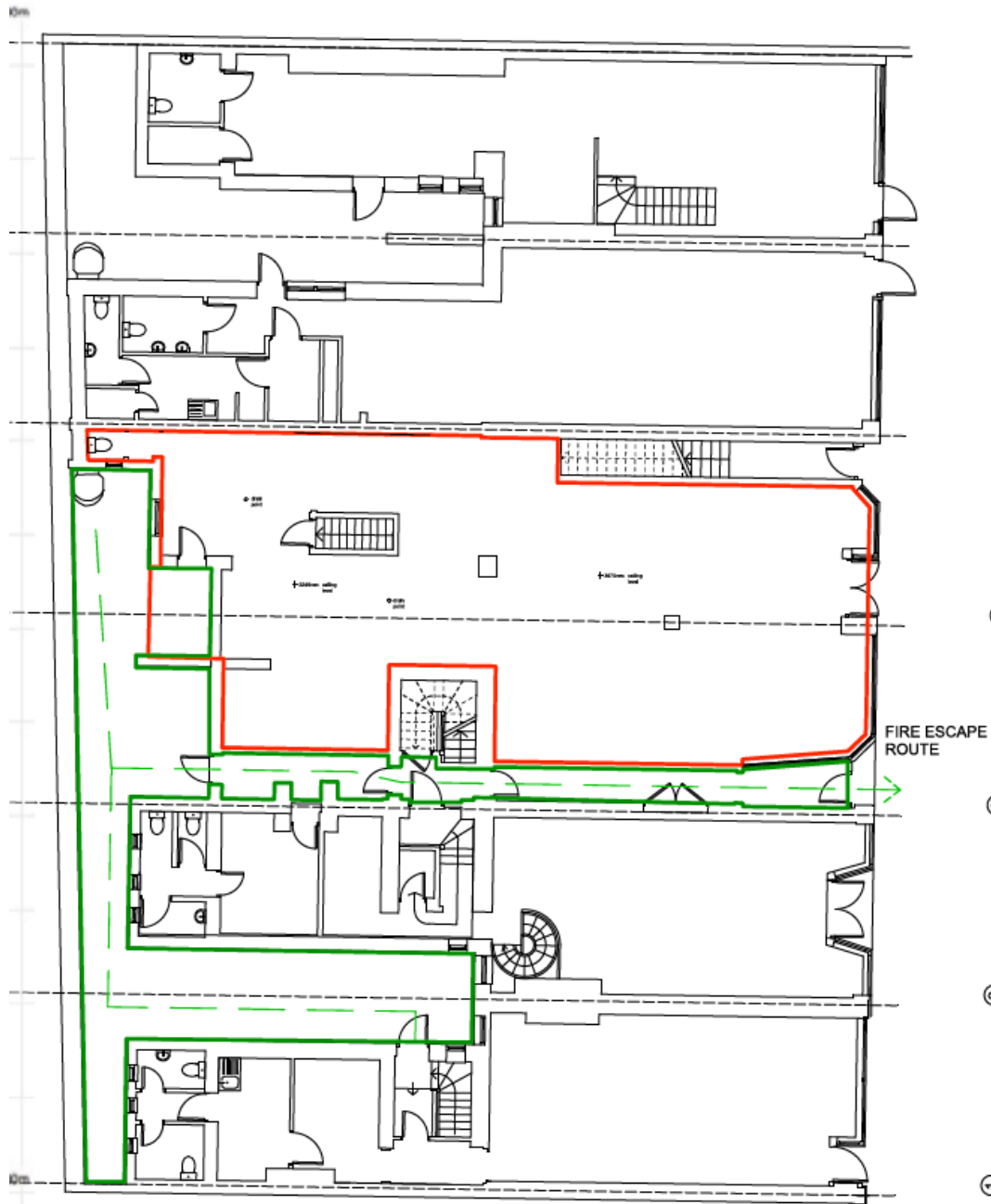
Transaction



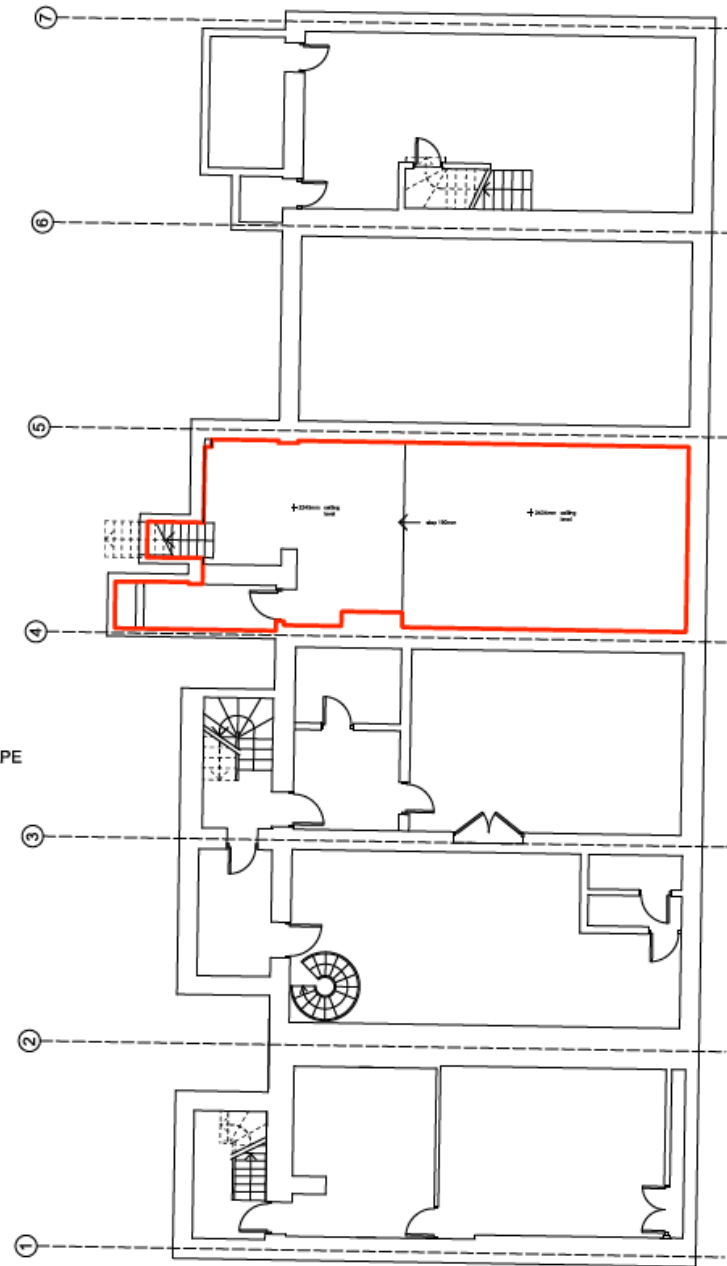
Management



Advice



Ground Floor Plan



Basement Plan



