



Self-Contained Use Class E Shop To Let

9 St. Peters Road

Reading, RG6 1NS

Retail

TO LET

571 sq ft

(53.05 sq m)

- Prominent location
- Open plan retail with one partitioned room
- Additional storage available upon request
- Kitchen and WC

9 St. Peters Road, Reading, RG6 1NS

Summary

Available Size	571 sq ft
Rent	£17,500 per sq ft
Rates Payable	£4,091.80 per annum
Rateable Value	£8,200
EPC Rating	Upon enquiry

Description

9 St Peters Road is a self contained retail unit available to let now. Benefiting from a glazed shop front, open plan shop with a partitioned room, kitchenette and WC. Additional rear storage may be available upon request. The property benefits from Use Class E.

Location

9 St Peter's Road is situated in the highly accessible suburb of Earley, an established residential area to the east of Reading town centre, next to the main retail pitch along Wokingham Road. The location benefits from excellent connectivity, with the A329(M) and M4 corridor close by, providing fast road links to London, Heathrow and the wider Thames Valley.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Shop	571	53.05	Available

Viewings

By arrangement with the agent only.

Terms

Available for immediate occupation on a Full Repairing and Insuring Lease for a term to be agreed upon. The lease will be direct with the Landlord.

Business Rates

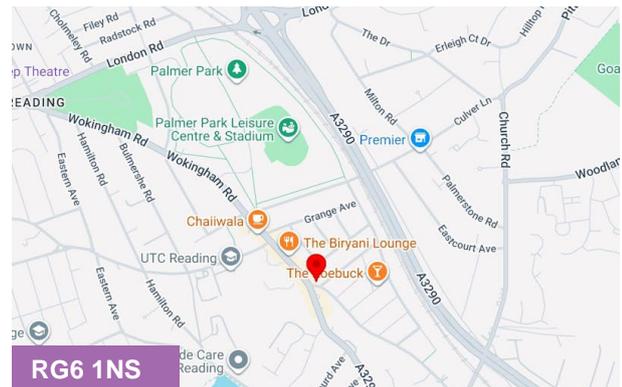
The tenant will be responsible for paying Business Rates directly to the Local Authority. We understand the tenant may be eligible for transitional relief but must enquire with the local authority to investigate.

Legal Costs

Each party will be responsible for paying their own Legal Fees

VAT

All figures quoted are exclusive of VAT which we understand may be chargeable.



Viewing & Further Information



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