

**TO LET**  
**PROMINENT TOWN CENTRE A1 RETAIL UNIT**  
**1,599ft<sup>2</sup> (148.54m<sup>2</sup>)**



**9 WEST STREET  
READING  
BERKSHIRE  
RG1 1TT**



## LOCATION

9 West Street is located midway along the eastern side of West Street, one of the town centre retail streets running between Broad Street and Friar Street and is located approximately 100 metres north of the Broad Street Mall Shopping Centre and car park. The site is conveniently located for both the town centre and railway station and is in an area popular with a wide range of retailers. Nearby occupiers include Greggs Bakers, Ladbroke's and numerous well established local and multiple store occupiers.

## DESCRIPTION

9 West Street comprises a ground floor unit with a sales area of 805ft<sup>2</sup> with additional staff and stockrooms to the rear. On the first floor is an open plan ancillary area which was formerly used as a beauty studio and partly as stockroom and storage area.

A previously interested occupier obtained consent for a gaming centre on the ground floor, which is a sui generis use. It is understood that if an occupier wishes to use the property as a conventional retail unit (A1), then consent will be relatively easily forthcoming.

## ACCOMMODATION

The property comprises the following approximate Areas:

### Ground Floor:

Retail Area	805ft <sup>2</sup>	(74.78m <sup>2</sup> )
ITZA Area	572ft <sup>2</sup>	(51.27m <sup>2</sup> )
Staff/Kitchen	51ft <sup>2</sup>	( 5.71m <sup>2</sup> )
Stockroom	30ft <sup>2</sup>	( 2.78m <sup>2</sup> )

### First Floor:

Studio/Stockroom	713ft <sup>2</sup>	(66.27m <sup>2</sup> )
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**Total Net Internal Area      1,599ft<sup>2</sup>      (148.54m<sup>2</sup>)**

## TERMS

The property is available by way of a new lease on terms to be agreed to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

## RENT

£32,000 per annum exclusive.

## RATES

Rateable Value	£30,250
Rates Payable 2015/16	£14,913.25

We understand the above rates to be payable, however some occupiers may be eligible for small business rates relief. Interested parties are advised to make their own enquiries directly with Reading Borough Council Business Rates Department on 0118 939 0900.

## VAT

VAT is payable in respect of this property.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

## VIEWINGS

Strictly by appointment through the Sole Marketing Agents:-  
Dunster and Morton



[info@dunsterandmorton.co.uk](mailto:info@dunsterandmorton.co.uk)

