

# PRIME UNIT TO LET

## 12-14 King Street, Reading

7-8 Conduit Street  
London, W1S 2XF  
020 7182 7480  
[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- Reading is a top 20 ranked retail centre
- Well configured retail unit on two floors
- Opportunity to split and potential for A3/A4/D1 and D2 use

### LOCATION

Reading is a prosperous town in the county of Berkshire, located on the M4 motorway 36 miles west of central London and 25 miles south of Oxford. Heathrow Airport is situated 28 miles to the east.

The subject property is situated in a prominent and busy location on King Street, close to its junction with Broad Street. This area of Reading benefits from excellent pedestrian flow due to its proximity to The Oracle Shopping Centre, John Lewis and Marks & Spencer.

Other notable retailers close to the subject property include Starbucks, Pho, The Botanist, Pret and Honest Burger.

### ACCOMMODATION

The premises will provide the following approximate net internal floor areas:-

Internal Width:	43 ft 0 ins	13.12 m
Shop Depth:	188 ft 7 ins	57.48 m
Ground Floor:	7,780 sq ft	722.78 sq m
Lower Ground Floor:	7,641 sq ft	709.87 sq m

### RENT

£185,000 pax

### RATES

Rateable Value (18/19) - £165,000

Interested parties should verify these figures with Reading Borough Council 0118 937 3727.

### TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

### SPECIFICATION

The premises are handed over in their existing condition.

### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction

**\*Opportunity to split the unit to suit requirements. Further information available upon request.**



### INSPECTIONS

Viewing is strictly by appointment with:

**Nick Carvey**

020 7182 7493

[nick@fawcettmead.co.uk](mailto:nick@fawcettmead.co.uk)

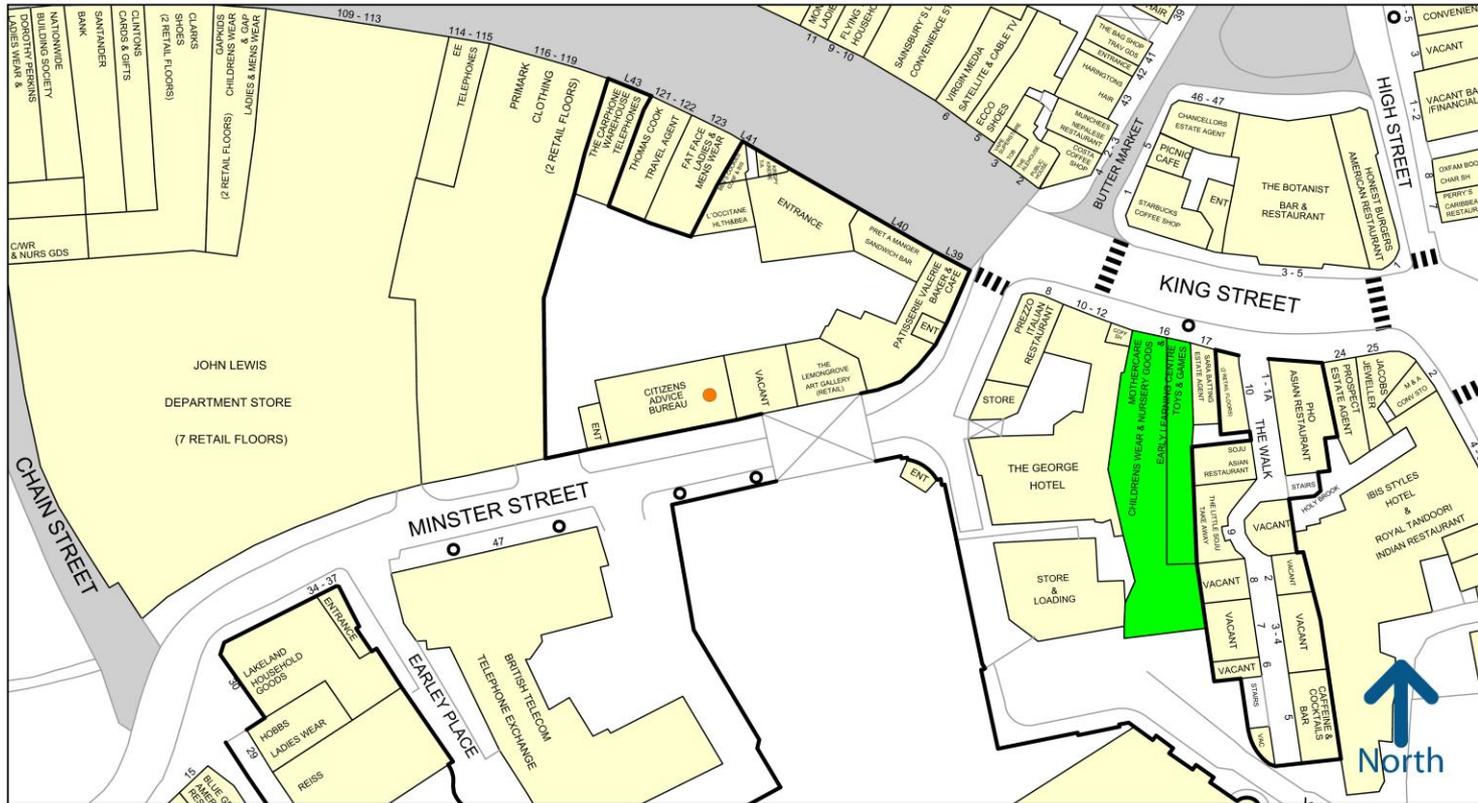
Subject to Contract / Vacant Possession



Reading



Retail Expertise



50 metres

Experian Goad Plan Created: 04/02/2019  
Created By: Fawcettmead



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Fawcett Mead, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or the advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either in whole or any part of an invitation, offer or contract of sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to accuracy of such details.

No responsibility or liability is or will be accepted by Fawcett Mead, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, its connection with the possible sale of the property.

No person in the employment of Fawcett Mead or the vendor(s) has authority to make or give any representation or warranty, express of implied, in relation to the property. References to Fawcett Mead include any joint agents acting with Fawcett Mead.