

TO LET

Vacant Shop 34 Coronation Square, Southcote, Reading,
RG30 3QN



PROPERTY DETAILS

The property has a central front entrance with 2 display windows. There is a further private staff entrance at the rear of the property opening through to a service area and car park.

Internally the property provides an open retail area, partitioned room, kitchenette, utility space and a WC.

LEASE

A lease for up to 10 years from the lease completion date is offered. The lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954 Part II.

RENT

Offers in the region of £8,000 are invited.

REPAIRS

The tenant is to take the premises in its current state and to carry out such works as are necessary for their occupation. The tenant will also be responsible for internal repairs and decoration and shop front.

INSURANCE

The building is insured by the Council. The annual building insurance premiums will be repayable by the tenant to the Council.

Contents and third-party liability insurance will be the responsibility of the tenant.

RATES

The property has a rateable value of £5,900 (1st April 2017 to present).

VAT

VAT is not payable.

EPC

To follow.

LEGAL COSTS

Each party must bear their own legal costs incurred in the transaction.

VIEWINGS

By appointment only. Please contact David Lynch by email for further information:

david.lynch@reading.gov.uk

OFFERS

All offers should be submitted to:

Property, Estates & Valuation Section
Reading Borough Council
Civic Offices, Bridge Street, Reading, RG1 2LU
E: valuation.section@reading.gov.uk
T: 0118 937 2600

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Interested parties, please note: The closing date for offers will be 8th January 2021. Offers received after this date will not be considered.

Offers should include the rent proposed, the length of lease required, and full details of the applicants proposed use of the premises.

In accordance with the Council's Third Sector Premises Policy, the Property is also advertised by Reading Voluntary Action on www.rva.org.uk News and Information. Please contact the Property, Estates & Valuation Section for full details of how to obtain a third sector bidding application, guidance, scoring and accompanying information

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 www.leasingbusinesspremises.co.uk

Misrepresentation Act 1967

1. The particulars are set out as a general outline only for the guidance of intended lessees and do not 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.