



GALAXY
REAL ESTATE

**RETAIL UNIT
TO - LET**



RETAIL UNIT TO LET

**UPPER + LOWER GROUND
FLOORS**

SIZE

5253 SQFT

**SPLIT BETWEEN UPPER & LOWER
GROUND FLOORS**

ASKING PRICE

£65,000 (Plus VAT)

SHELL CONDITION!

LOADING BAY AT FRONT

WIDE RANGE OF USES

GOOD HEIGHT

NEW LEASE!

**ABBAY MILL HOUSE, ABBAY SQUARE, READING,
RG1 3BE**

DAVLEEN GROVER | 07467762260

TANVIR SAPRA | 07404605528

WWW.GALAXYREALESTATE.CO.UK

161 FARNHAM ROAD, SLOUGH, SL1 4XP

READING POINTS:

- Core catchment of 424,000
- 1.3m Resident Catchment
- 15m Visitors to the town P.A.
- NO. 1 Retail destination in Thames Valley
- 19,000 Students
- Elizabeth Line
- 20 million Passengers pass Through Reading Station P.A.



Accommodation:

	Size (SQFT)	Rent (P.A.)	Service charge (P.A.)	Insurance (P.A)	Rates Payable (P.A.) **	Total (P.A.)
Ground floor	2,198					
Lower Ground	3,155					
Total	5,253	65,000	c. £800	TBC	TBA	£65,800

** Interested parties are advised to contact the relevant billing authority to discuss rates payable. Reading Council.

EPC : TBA

TENURE: Leasehold with New FRI lease available.

USE: Suitable for a wide range of uses- Retail, Leisure, Medical, Educational, Offices.

VAT: VAT is payable

Viewings

On an appointment only basis through Galaxy Real Estate Slough

OFFICE CONTACT: 01753 531 777

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