

Offers Invited:

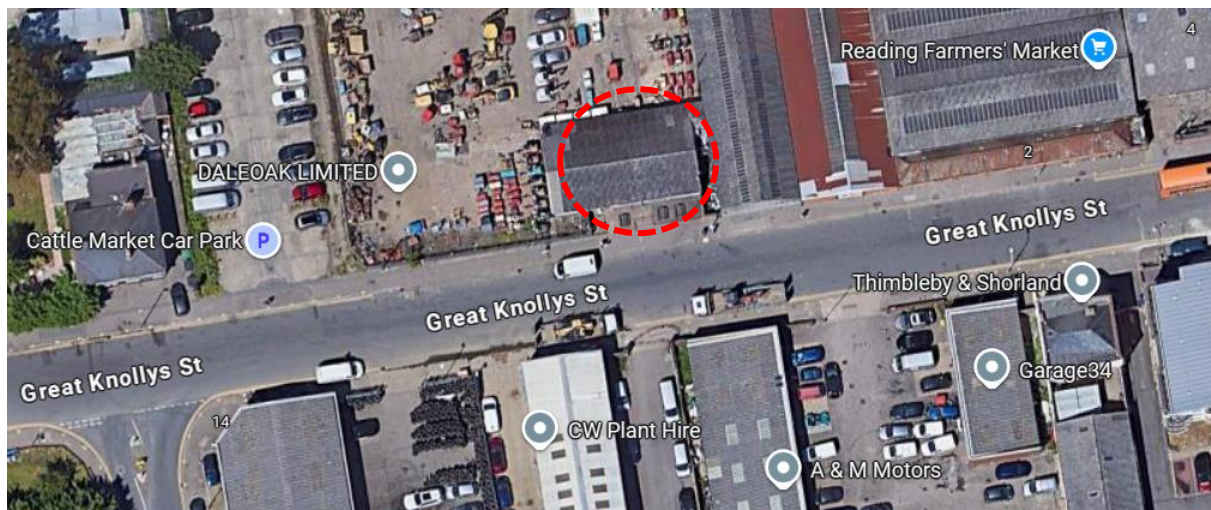
Ex-Café premises, Cattle Market, Great Knollys Street, Reading, RG1 7HF

Unconditional offers invited for premises to let:-

Key Information:

- Short term lease expiring 31st March 2028 (no security of tenure).
- Premises taken as seen in current condition.
- Tenant repairing obligation limited by photographic schedule of condition.
- Floor area 101.20 m² (c. 1,090 s.f) net internal (VOA rating assessment 2023)
- Rateable Value £9,100 Rating List 2023.
- EPC rating 56 C, 30th June 2023.
- Access/Egress via front door only from Great Knollys Street.
- The property is not opted to tax for VAT.

Location - approximate indication in red:



Premises - approximate extent indicated in blue:



Photographs for illustration:



Offers are invited by 12 noon Friday 3rd October 2023 by way of informal non-binding tender to be submitted by email to damon.emes@reading.gov.uk

Reading Borough Council as landlord reserves the rights not to accept the highest or any offer and to withdraw from the tender process at any time without notice.

Should several offers be received, the landlord reserves the right to request best and final offers from selected parties by a subsequent date to be advised.

As part of any offer, applicants should explain:

- a) Level of proposed rent to be paid expressed as an annual sum (£ p.a.) exclusive of vat, rates utilities and insurance costs.
- b) Proposed use of the premises and indication of number of staff/volunteers involved
- c) Profile of the tenant entity including commercial or charitable purposes, registered office and directors.
- d) Provide three years audited accounts.
- e) Experience of operating premises for similar purposes.
- f) Target timescales for implementing proposed use.
- g) Confirmation of the source of funding for regular payment of rent and meeting cost of any improvement or fitting out works.
- h) Any other information to be taken into account when assessing the bid, for example experience of delivering similar projects, community impact of proposed use, impact on delivery of any charitable or commercial objectives.

If you require any further information, please contact the Council by email:

Reading Borough Council,
Assets Management | Economic Growth
Floor 2, North Rear, Civic Centre,
Bridge Street, Reading, RG1 2LU
damon.emes@reading.gov.uk

Date: 09/09/25