

PRIME CLASS E OPPORTUNITY READING 120-122 Broad Street Mall

Description

Broad Street Mall provides 400,000 sq. ft. of retail and leisure accommodation, 750 parking spaces and is anchored by **TK Maxx**. The scheme is part of Phase 1 of the **Minster Quarter** regeneration scheme which will deliver 1300 new homes as well as a unique cultural hub within the heart of the town.

The unit occupies a prominent location on the first floor of the Centre. Other notable retailers within the scheme are **Muffin Break, Greggs, Poundland, Iceland, Taco Bell** and **Superdrug**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over first and second floors, comprising the following areas:

First Floor	3,416 sq. ft.	(317.35 sq. m)
Second Floor	1,022 sq. ft.	(94.94 sq. m)
Total	4,438 sq. ft.	(412.30 sq. m)

Lease

New effectively full repairing and insuring lease, for a term to be agreed. Subject to vacant possession.

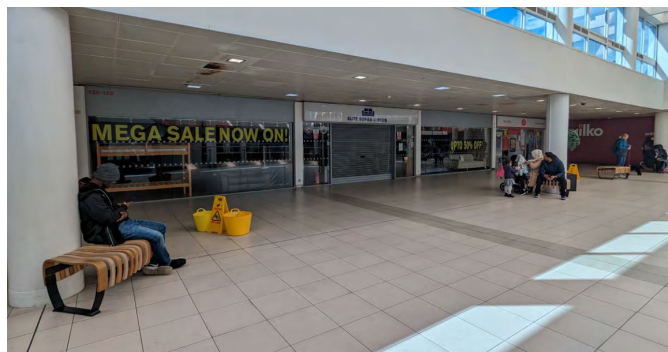
Rent

£43,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £58,177.13 per annum.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£29,500
UBR (24/25)	0.499p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

The property has an EPC rating of C. A full report is available upon request.

Legal Costs

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

Viewing

Strictly via appointment through joint agents, **Green & Partners**, contacting:

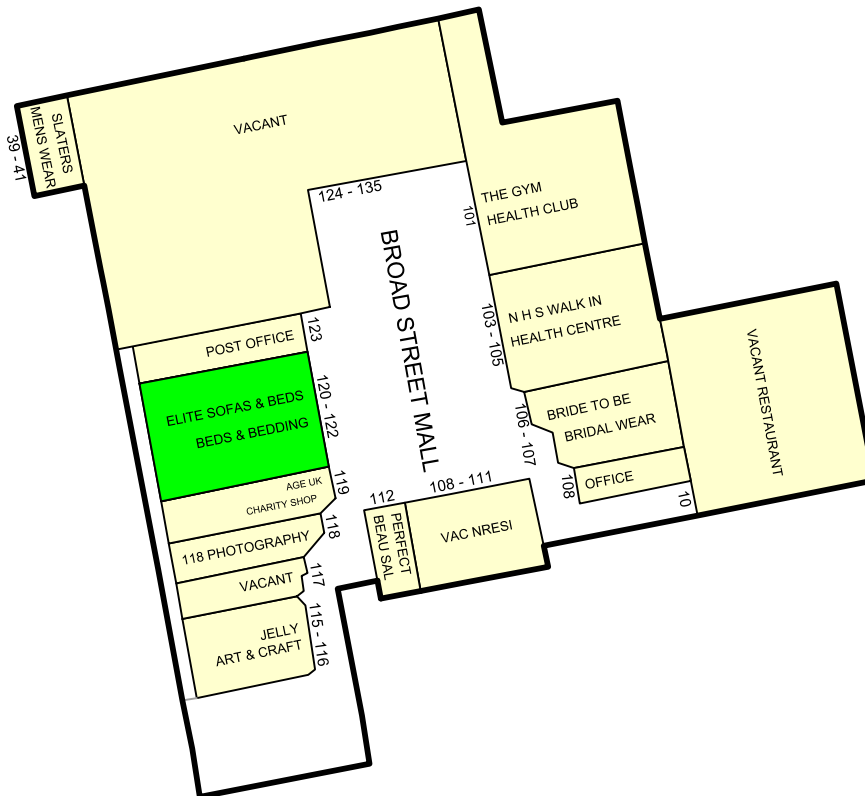
Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Or, **Hicks Baker**, contacting:

Fiona Brownfoot **0118 959 6144**
f.brownfoot@hicksbaker.co.uk

Subject to Contract



BROAD STREET MALL



50 metres

Experian Goad Plan Created: 14/05/2024
Created By: Green and Partners



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