

# PRIME CLASS E OPPORTUNITY

# READING

## 1 St Mary's Butts

### 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 St Mary's Butts. 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 ground and basement floors comprising the following areas:

<b>Ground Floor</b>	1,117 sq. ft.	(103.77 sq. m)
<b>Basement (Remote)</b>	917 sq. ft.	(85.19 sq. m)
<b>Total</b>	<b>2,034 sq. ft.</b>	<b>(188.96 sq. m)</b>

### Lease

A new effectively full repairing and insuring lease, for a term to be agreed, subject to vacant possession.

### Rent

# £36,000

per annum exclusive.

### Service Charge

The current service charge for the financial year is £8,798 per annum.

### Business Rates

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

<b>Rateable Value</b>	£33,250
<b>UBR (24/25)</b>	0.499p

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

### EPC

The property has an EPC rating of B. 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:

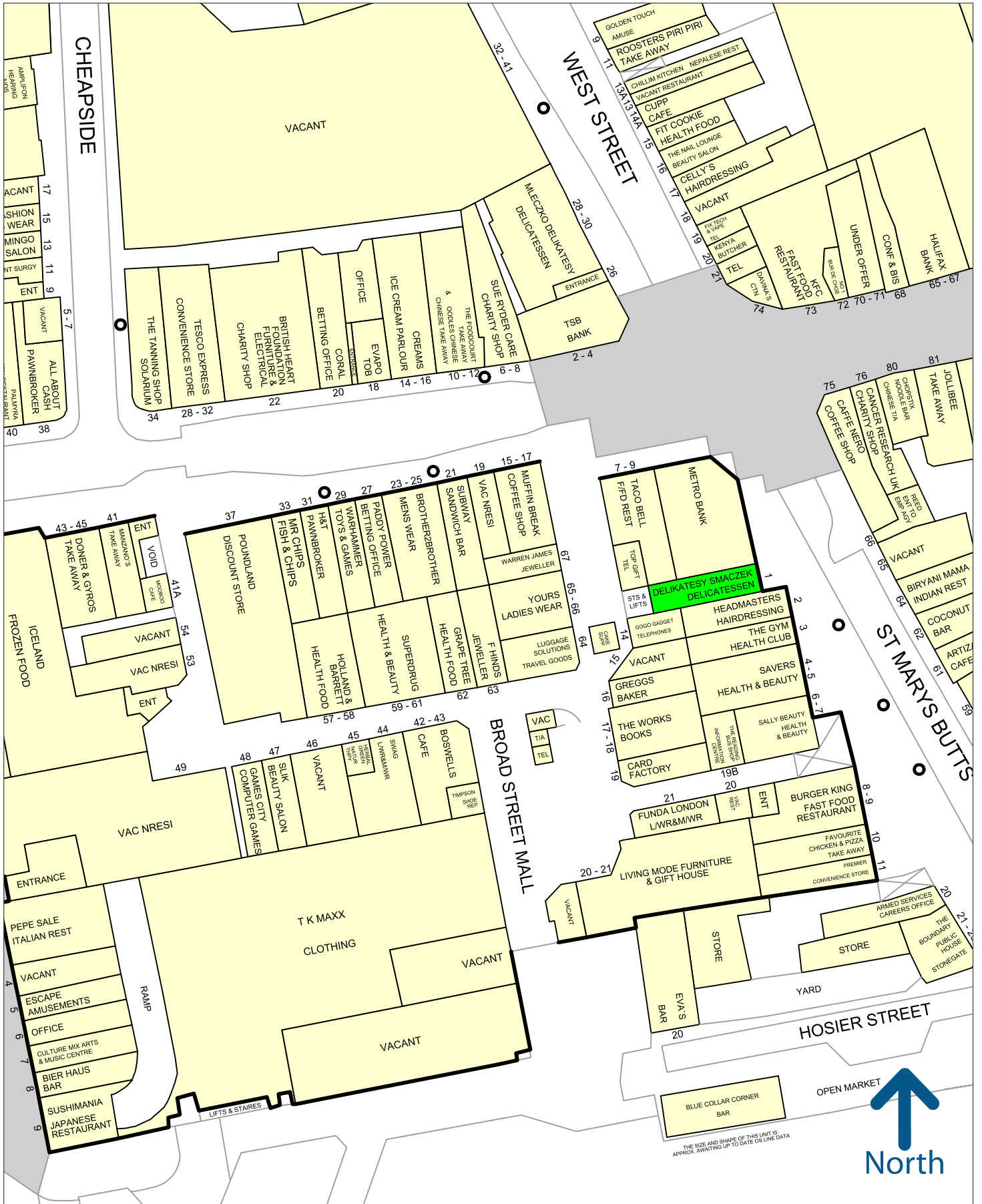
**Matt Beardall**                      **07912 746923**  
matt.beardall@greenpartners.co.uk

**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*



50 metres

Experian Goad Plan Created: 11/04/2024  
Created By: Green and Partners



Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/business-products/goad](http://www.experian.co.uk/business-products/goad) | [salesG@uk.experian.com](mailto:salesG@uk.experian.com)