

PRIME CLASS E OPPORTUNITY

READING

Unit 53

Broad Street Mall

Description

Reading is an affluent Thames Valley commuter town and a major office centre in its own right. The town has a primary catchment of approximately 669,000 people. Broad Street Mall is centrally located in the heart of Reading and provides large stores for **TK Maxx** and **Wilko**.

The scheme has an average footfall of circa 170,000 people per week, providing 400,000 sq. ft. of retail space across 85 shops and offers approximately 750 parking spaces/

The subject premises are situated opposite **Poundland** with other nearby retailers including **Holland & Barrett** and **Games City**. Please refer to the attached copy of the street traders plan for further details.

Accommodation

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

Ground Floor Sales	947 sq. ft.	(87.97 sq. m)
First Floor Ancillary	910 sq. ft.	(84.54 sq. m)
Total	1,857 sq. ft.	(172.51 sq. m)

Lease

A new effectively full repairing and insuring lease for a term to be agreed.

Rent

£23,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £20,914.98 per annum.



Business Rates

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

Rateable Value	£36,600
UBR (25/26)	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 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:

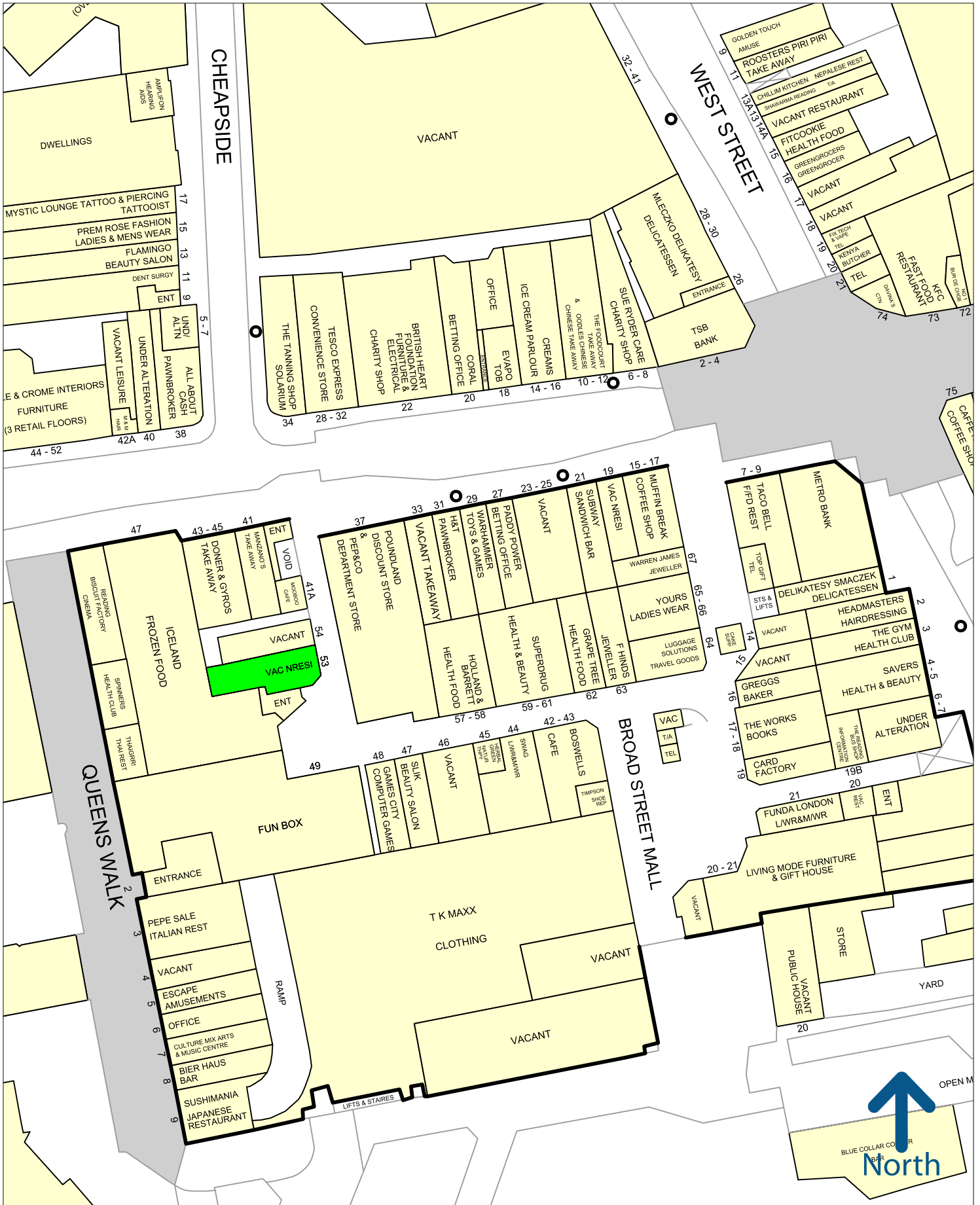
Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

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

Or, **Hicks Baker**, contacting:

Fiona Brownfoot **0118 957 7083**
f.brownfoot@hicksbaker.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 11/03/2025
Created By: Green and Partners