

PRIME CLASS E OPPORTUNITY

READING

Unit 54 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 basement, ground and first floors, comprising the following areas:

Ground Floor Sales	901 sq. ft.	(83.70 sq. m)
First Floor Ancillary	557 sq. ft.	(51.74 sq. m)
Basement Ancillary	894 sq. ft.	(83.05 sq. m)
Total	2,352 sq. ft.	(281.50 sq. m)

Lease

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

Rent

£21,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £17,345.92 per annum.



Business Rates

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

Rateable Value	£28,250
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 been commissioned. 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:

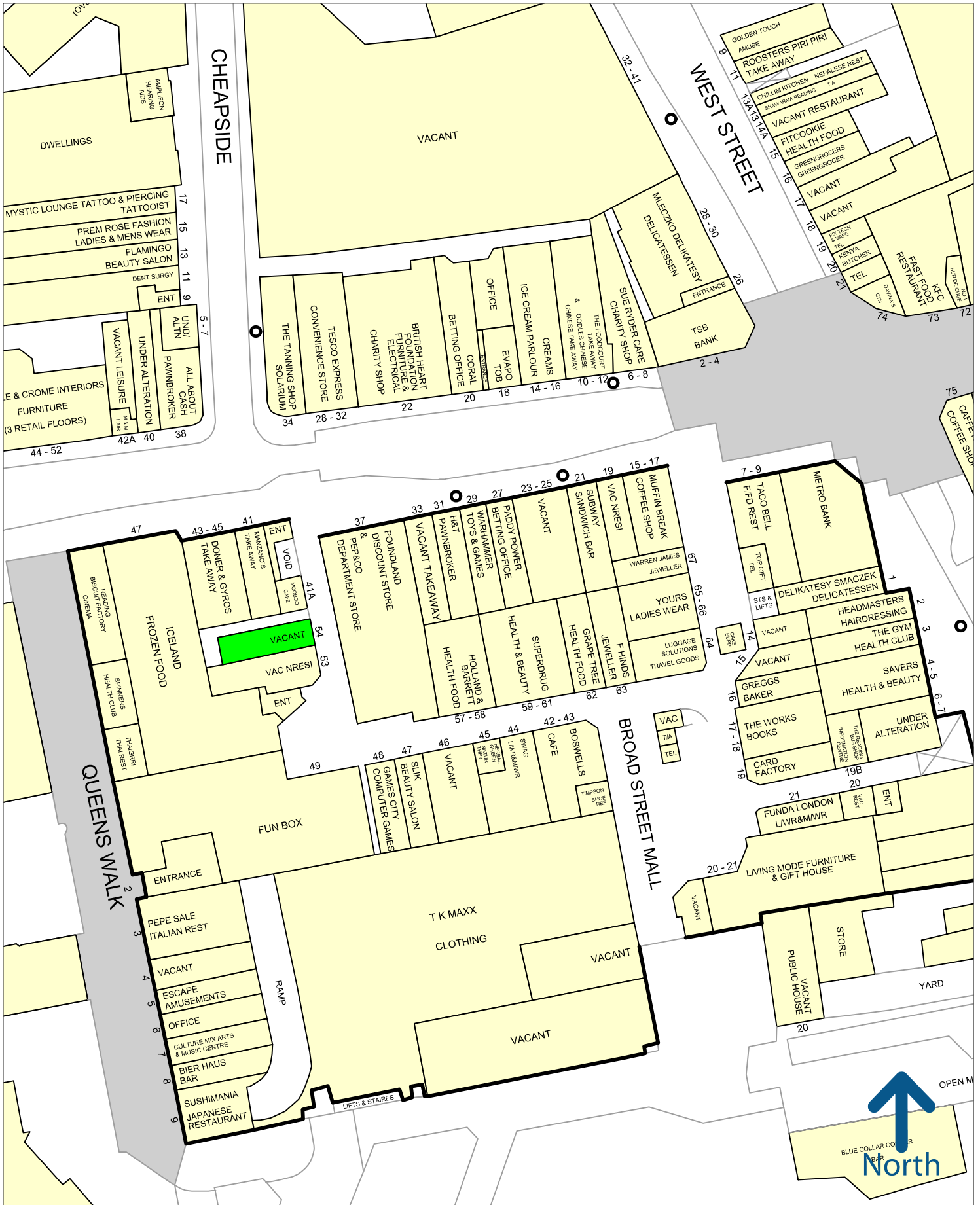
Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

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