



## To Let

### Unit 65-66, Broad Street Mall, Reading RG1 7QE

- Ground floor unit
- Located at the main entrance to Broad Street Mall
- Broad Street Mall is centrally located within Reading town centre
- Scheme has an average footfall of c.170,000 per week
- Other retailers: Warren James, Muffin Break, Taco Bell, Greggs, The Works

<b>Ground floor</b>	1,801 sq ft
<b>Basement</b>	1,031 sq ft
<b>Rent</b>	£55,000 p.a. exclusive
<b>Service Charge y/e 03/26</b>	£39,576.86 p.a.
<b>Est. Buildings Insurance</b>	£1,546.17 p.a.
<b>Rates Payable</b>	£27,950 p.a.

For more information please contact Hicks Baker

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<b>USE</b>	<b>Class E</b>
<b>TENURE</b>	Leasehold
<b>TERM</b>	A new lease is available direct from the Landlord on terms to be agreed
<b>RATEABLE VALUE</b>	£65,000. 2026 List.  The unit is within the BIDS area which implements an additional 1% levy on rates for the properties with rateable values in excess of £10,000.
<b>EPC</b>	D. Expires 04/05/2032
<b>VAT</b>	VAT is payable

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Transaction



Management



Advice

#### Lease code

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the [website here](#).

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