



## To Let

### Unit 46 Broad Street Mall, Reading RG1 7QE

- Ground floor unit
- Broad Street Mall is centrally located within Reading town centre
- Scheme has average c.170,000 per week
- Other retailers: Poundland, Holland & Barrett, Boswells Cafe
- Currently temporarily occupied

<b>Ground floor</b>	1,709 sq ft	<b>Rent</b>	£35,000 p.a. exclusive
<b>Basement ancillary</b>	731 sq ft	<b>Est. Service Charge y/e 03/26</b>	£ 35,849.54 p.a.
<b>TOTAL</b>	<b>2,440 sq ft</b>	<b>Est. Buildings Insurance</b>	£ 1,274.99 p.a.
		<b>Rates Payable</b>	£13,179 p.a.
		<b>TOTAL OCCUPATIONAL COST</b>	£85,303.53 p.a. plus VAT

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>	£34,500. 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>	C. Expires 04/05/2032
<b>VAT</b>	VAT is payable

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Transaction



Management



Advice

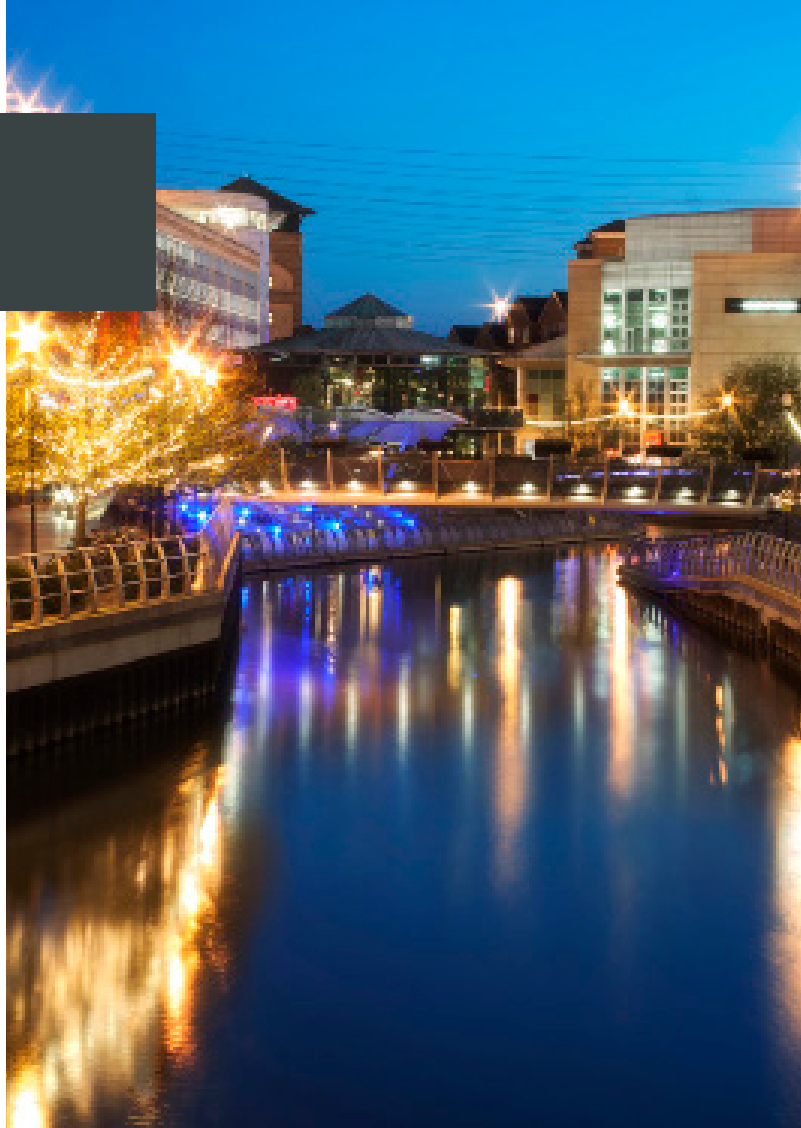
### Lease code

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](#).

### Misrepresentations Act 1967

Hicks Baker for themselves and for the vendors or lessors of this property, whose agents they are give, notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hicks Baker has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT.

- No. 1 retail destination in the Thames Valley
- Fastest growing economy in the Thames Valley over the last 20 years
- Reading has the 10th highest start up rate in the UK and is home to 13 of the world's top 30 brands
- 6th highest employment rate
- 15m visitors to the town p.a.
- 4th highest average wage in UK
- 1.3 Resident population
- 40,000 office workers
- 612 retail and leisure facts



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