



## To Let

### Unit 24 Broad Street Mall, Reading RG1 7QE

- Ground floor unit in prominent position
- Broad Street Mall is centrally located within Reading town centre
- Busy shopping centre location
- Other retailers: Living Mode, Card Factory, Funda Clothing, The Works, Boswells Cafe
- Ample parking at Broad Street Car Park
- The Hexagon Theatre is conveniently located nearby

|                            |                |
|----------------------------|----------------|
| <b>Ground floor sales</b>  | 641 sq ft      |
| <b>Rent</b>                | £12,500 p.a.   |
| <b>Est. Service Charge</b> | £9,881.72 p.a. |
| <b>Est. Insurance</b>      | £319.72 p.a.   |
| <b>Rates Payable</b>       | £6,360 p.a.    |

For more information please contact Hicks Baker

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## USE

**Class E**

## TENURE

Leasehold

## TERMS

A new lease for a maximum of 5 years is available from the Landlord. There will be a mutual rolling break after 12 months, on 3 months notice.

## RATEABLE VALUE

£13,250. 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.

## EPC

B rating. Expires 12/02/2033

## VAT

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

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