

# 90 Broad 93 Street

12,693 SQ FT (1,179 SQ M)  
RETAIL OPPORTUNITY ON UPPER FLOOR  
IN THE HEART OF READING'S TOWN CENTRE  
AND BOOMING RESIDENTIAL MARKET

TO LET / AVAILABLE  
SUBJECT TO VACANT POSSESSION

READING RG1 2AP



 **BARCLAYS**

BARCLAYS Cash

BARCLAYS Cash



**slater**  
MENSWEAR

**TO LET**  
LEVEL 2



# broadly speaking

424k

CORE CATCHMENT

1.3m

RESIDENT  
CATCHMENT

15m

VISITORS TO THE  
TOWN PER ANNUM

No.1

RETAIL DESTINATION  
IN THE THAMES VALLEY

4th

HIGHEST AVERAGE  
WAGE IN UK

fastest

GROWING ECONOMY  
IN THE UK

40k

OFFICE  
WORKERS

20m

PASSENGERS PASS  
THROUGH READING  
STATION PER ANNUM

42%

RISE IN  
HOUSE PRICES

19k

STUDENTS

40%

OF POPULATION  
IS UNDER 30



QUEEN ELIZABETH  
LINE HAS OPENED



# broadly:

## RATES - 2nd Floor only

Rateable value estimated to be £61,000.

Rates Payable estimated to be £34,000.

## RENT

On application.

## SERVICE CHARGE

£1.54 psf for the YE December 2023.

## INSURANCE

Budget estimate £0.43 psf for the YE August 2023.

## LEASE

A new lease will be granted direct from the freeholder for a term of years to be agreed.

## USE

The property currently benefits from **Class E** use consent, however would suit a range of different uses including **education, healthcare, wellness and leisure.**

## EPC

C.

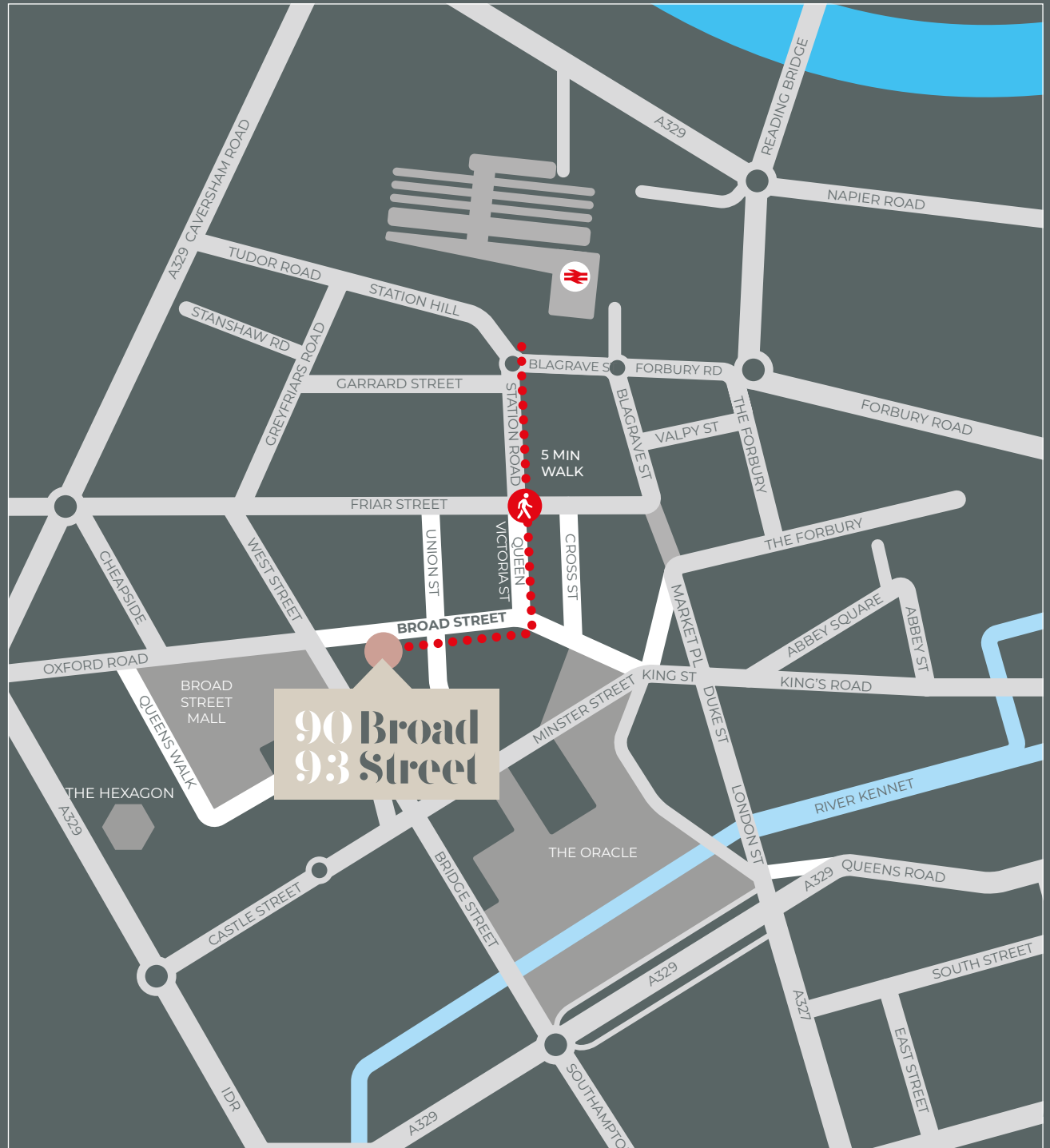


# a broad offering

Reading is widely known as the 'capital of the Thames Valley' and is one of the most important commercial and commuter locations outside London.

The town is the focal point for economic growth along the M4 motorway and is classed as one of the most vibrant urban centres in the UK. It has a growing, skilled and affluent workforce.

90–93 Broad Street is located in the vibrant heart of the town centre. It sits amid independent shops and two indoor shopping centres, which offer a whole host of fashion and lifestyle brands, as well as food, drink and leisure facilities.



PRIMARK



EST. 1884



WHSmith

NEXT



LONDON STREET BRASSERIE



ACCESSORIZE LONDON



HOTEL Chocolat.



T.K-MAXX



vue



ALL-BAR-ONE

wagamama



Sainsbury's

CAFFÈ NERO



★ PRET ★

YD!



90 Broad Street  
93 Street







With the arrival of the Elizabeth Line and Reading's residential market is booming as an alternative to London living.

# 7,000+

residential units complete, under construction or in planning within the core of Reading town centre.

- 1 Dukesbridge House  
14 units – est. completion 2023
- 2 Wesley Gate  
15 units – est. completion 2023
- 3 13-16 Market Place  
17 units – est. completion 2023
- 4 Former Drews site  
29 units – est. completion tbc
- 5 Jacksons Corner  
33 units – est. completion 2023
- 6 Bristol and West  
43 units – est. completion tbc
- 7 Carters  
60 units – est. completion tbc
- 8 Sterling Square  
80 units – complete 2022

- 9 Soane Point  
93 units – est. completion 2025
- 10 35-39 Friar Street  
103 units – est. completion tbc
- 11 Great Brighams Mead  
110 units – est. completion 2024
- 12 Domain – Phase 2  
177 units – est. completion 2023
- 13 Domain – Phase 1  
252 units – complete 2022
- 14 SSE Power Station site  
265 units – est. completion 2025
- 15 Oliver's Place  
283 units – est. completion 2025
- 16 Thames Quarter  
325 units – complete 2022

- 17 Broad Street Mall  
400 units – est. completion 2026
- 18 Oracle  
475 units – est. completion 2026
- 19 Huntley Wharf  
482 units – est. completion 2023
- 20 Chatham Place  
510 units – complete 2016
- 21 Minster Quarter  
600 units – est. completion tbc
- 22 Reading Station Shopping Park  
600 units – est. completion tbc
- 23 Reading Metropolitan  
610 units – est. completion 2026
- 24 Station Hill  
750 units – est. completion 2026

- 25 Forbury Retail Park  
900 units – est. completion tbc
  - 26 JLP Mill Lane  
Units tbc – est. completion tbc
- 1 Apple Store
  - 2 John Lewis
  - 3 Next
  - 4 Waterstones
  - 5 Boots
  - 6 WHSmith
  - 7 Marks & Spencer





# well connected

Reading's strategic location, in the heart of the UK's transport network and its proximity to Heathrow and London, is one of its major attractions.

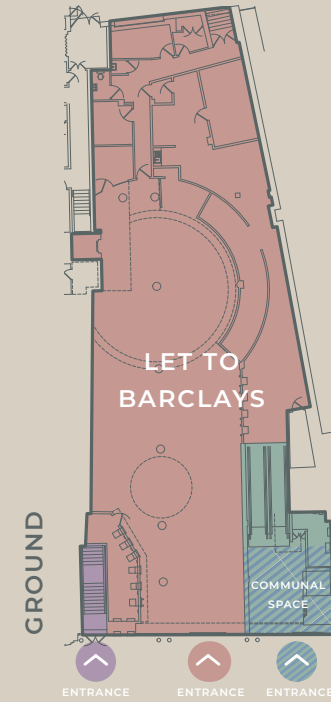
Reading railway station (5 minute walk away) is one of the busiest rail hubs in Britain, connecting to London (Paddington and Waterloo) to the east, Birmingham to the north and Cardiff to the west. Trains to London Paddington run every 10 minutes with a quickest journey time of 26 minutes. The Elizabeth Line offers direct connections to the West End, the City and Canary Wharf.



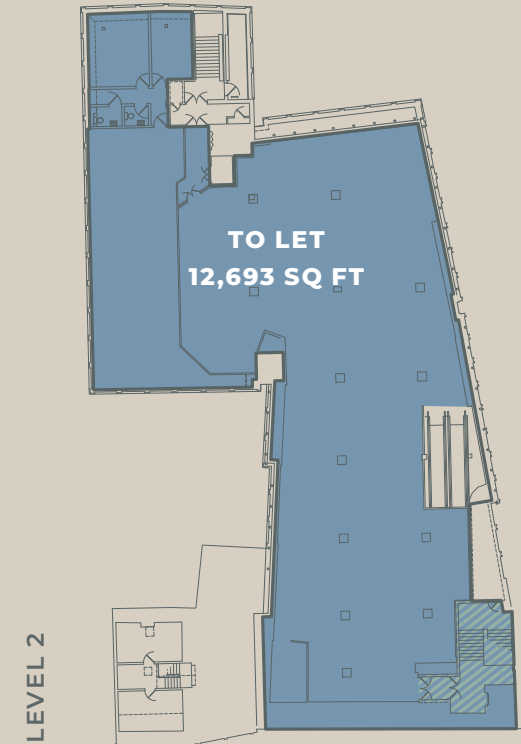
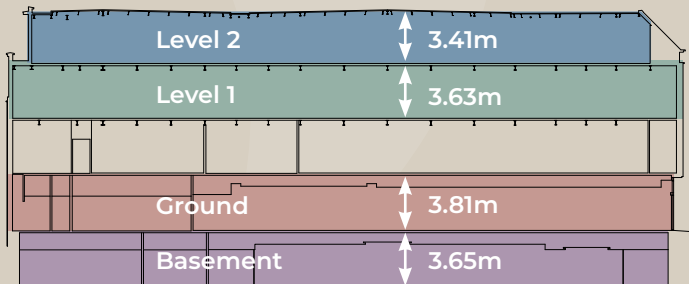


# availability

	SQ FT
Level 2	12,693
Level 1	LET TO SLATER MENSWEAR
Ground	LET TO BARCLAYS
Basement	LET TO BARCLAYS



 COMMUNAL SPACE





[valeo-capital.co.uk](http://valeo-capital.co.uk)

FOR FURTHER INFORMATION

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November 2023.