



To Let

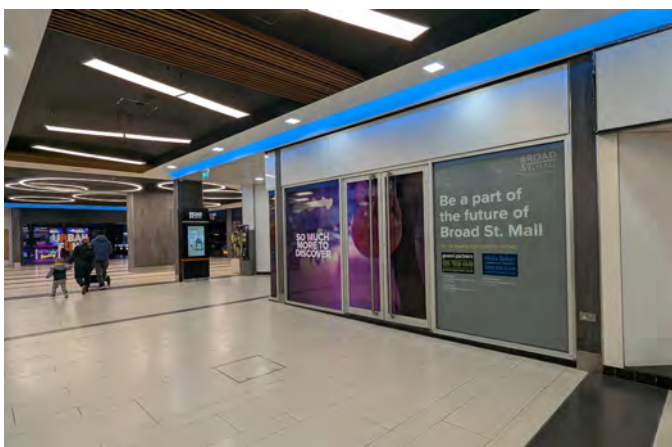
53 & 54 Broad Street Mall, Reading RG1 7QE

- Ground floor unit/s available individually or as a whole
- Broad Street Mall is centrally located within Reading town centre
- Scheme has average visits of c.170,000 per week
- Other retailers: Poundland, Biscuit Factory, Iceland

	Unit 53	Unit 54	53 & 54
Area	GF: 893 sq ft FF: 842 sq ft	GF: 710 sq ft FF: 499 sq ft	GF: 1,603 sq ft FF: 1,341 sq ft
TOTAL	1,735 sq ft	1,210 sq ft	2,945 sq ft
Rent	£23,000 p.a.	£21,000 p.a.	£44,000
Floor to ceiling height	GF: 4.6m FF: 5.4m	GF: 4.6m FF: 5.4m	GF: 4.6m FF: 5.4m
Service charge y/e 03/26:	£ 21,879.37 p.a.	£ 15,984.93 p.a.	£37,864.30 p.a.
Insurance:	£1,214 p.a.	£1,954 p.a.	£3,168 p.a.
Rates payable:	TBC	TBC	TBC

For more information please contact Hicks Baker

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USE	Class E
TENURE	Leasehold
TERM	A new lease is available direct from the Landlord on terms to be agreed
RATEABLE VALUE	TBC For further information on Retail, hospitality and leisure relief, visit - https://www.tax.service.gov.uk/business-rates-find/search 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	Unit 53 - D rating. Unit 54 - D rating.
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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