



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

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

For more information please contact Hicks Baker

T: 0118 959 6144 E: retail@hicksbaker.co.uk W: hicksbaker.co.uk



USE

Class E

TENURE

Leasehold

TERM

A new lease is available direct from the Landlord on terms to be agreed

RATEABLE VALUE

£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.

EPC

D. Expires 04/05/2032

VAT

VAT is payable

Fiona Brownfoot

Hicks Baker

E: f.brownfoot@hicksbaker.co.uk

T: +44 (0) 118 959 6144 Option 1

Freddie King

Hicks Baker

E: freddie.king@greenpartners.co.uk

T: +44 (0) 20 7659 4838

Date of publication: May 2024



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.

