



## 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
<b>Area</b>	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
<b>TOTAL</b>	1,735 sq ft	1,210 sq ft	2,945 sq ft
<b>Rent</b>	£23,000 p.a.	£21,000 p.a.	£44,000
<b>Floor to ceiling height</b>	GF: 4.6m FF: 5.4m	GF: 4.6m FF: 5.4m	GF: 4.6m FF: 5.4m
<b>Service charge y/e 03/26:</b>	£ 21,879.37 p.a.	£ 15,984.93 p.a.	£37,864.30 p.a.
<b>Insurance:</b>	£1,214 p.a.	£1,954 p.a.	£3,168 p.a.
<b>Rates payable:</b>	TBC	TBC	TBC

For more information please contact Hicks Baker

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UNIT 53



UNIT 54



<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>	<b>TBC</b> For further information on Retail, hospitality and leisure relief, visit - <a href="https://www.tax.service.gov.uk/business-rates-find/search">https://www.tax.service.gov.uk/business-rates-find/search</a>  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>	Unit 53 - D rating. Unit 54 - D rating.
<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**

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