



To Let

124/135 Broad Street Mall, Reading RG1 7QE

- First floor unit
- Located within Broad Street Mall
- Good location
- Retailers closeby: Post Office, Age UK, NHS Walk In Centre
- Broad Street Mall is part of Phase 1 of the Minister Quarter regeneration scheme 1300 new homes as well as a unique cultural hub within the heart of the town.

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|-----------------------|---------------------|--------------------------|----------------|
| First floor | 20,977 sq ft | Rent | on application |
| First floor ancillary | 1,600 sq ft | Est. Service Charge | £179,000 p.a. |
| TOTAL | 22,577 sq ft | Est. Buildings Insurance | £TBC p.a. |
| | | Rates Payable | £58,368 p.a. |

For more information please contact Hicks Baker

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



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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 | £114,075. For further information on Retail, hospitality and leisure relief, visit - https://www.gov.uk/apply-for-businessrate-relief/retail-discount |
| | 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 | C. Expires 08/04/2024 |
| VAT | VAT is payable |

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Transaction



Management



Advice

Lease code

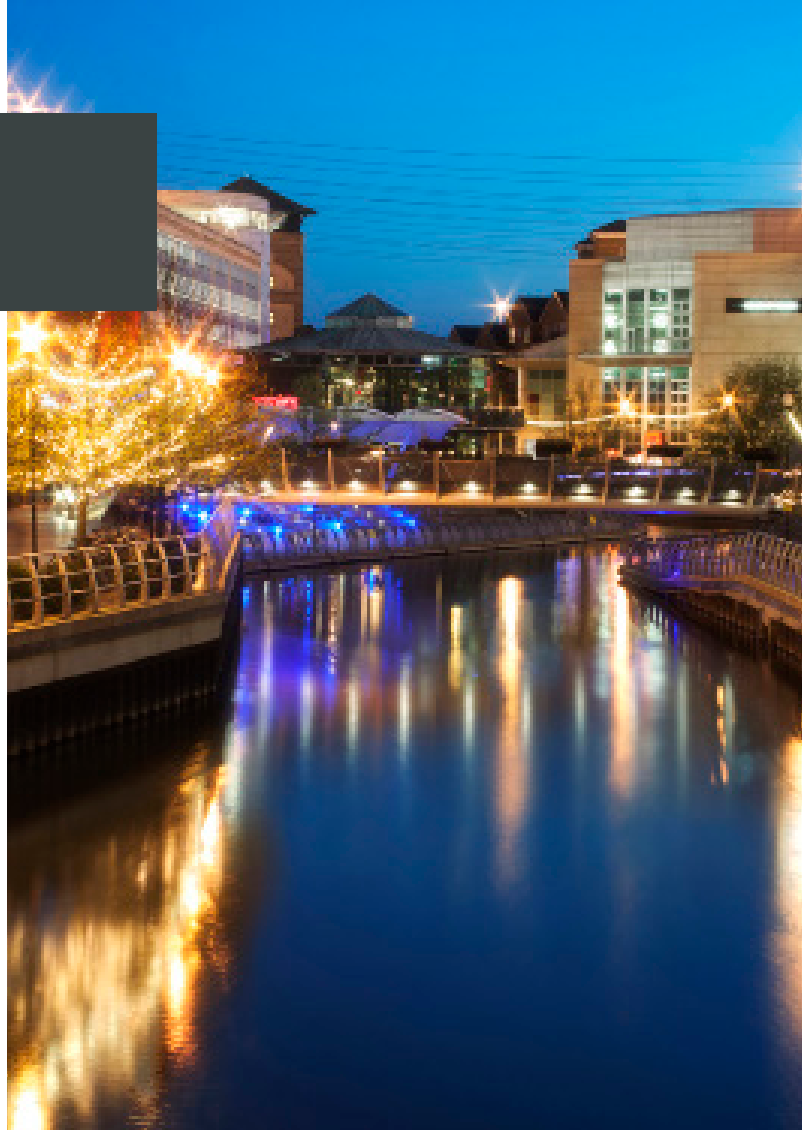
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the [website here](#).

Misrepresentations Act 1967

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Retail Facts

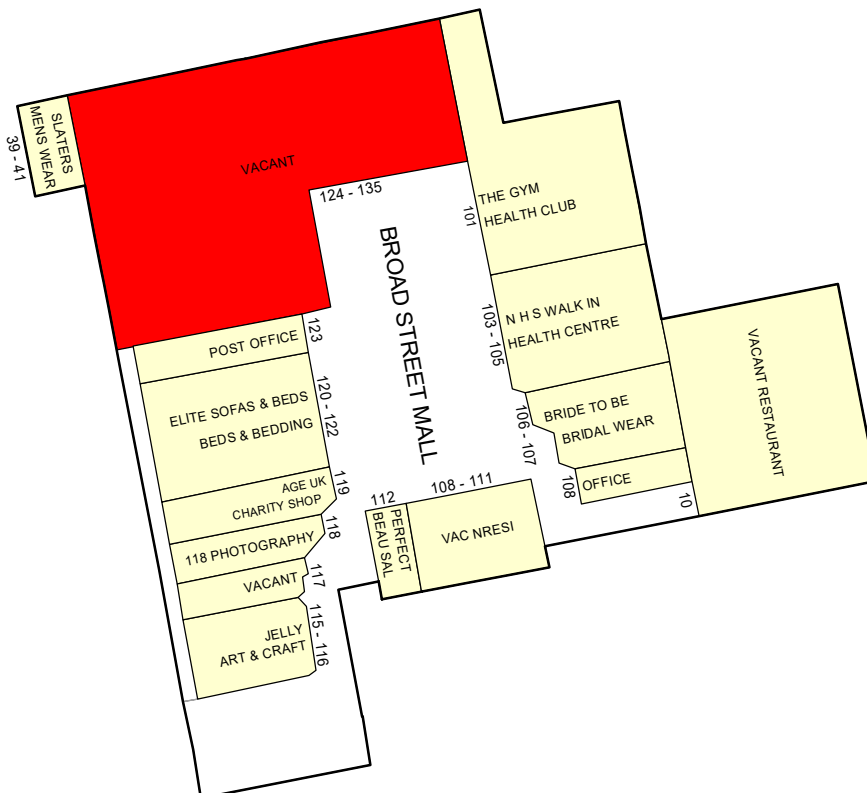
- No. 1 retail destination in the Thames Valley
- Fastest growing economy in the Thames Valley over the last 20 years
- Reading has the 10th highest start up rate in the UK and is home to 13 of the world's top 30 brands
- 6th highest employment rate
- 15m visitors to the town p.a.
- 4th highest average wage in UK
- 1.3 Resident population
- 40,000 office workers
- 612 retail and leisure facts



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BROAD STREET MALL



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**GROUND
FLOOR**

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Key

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