



## To Let

### 124/135 Broad Street Mall, Reading RG1 7QE

- Temporary/short term letting available
- First floor unit in one of Reading's largest shopping centres
- Previous tenant's fit out still in-situ
- Big signage presence opportunities out onto the main street
- Centre retailers include Poundland, Holland & Barratt, Gregs, The Works and Iceland
- Retailers closeby: Post Office, Age UK, NHS Walk In Centre

First floor	20,977 sq ft	Rent	on application
First floor ancillary	1,600 sq ft	Est. Service Charge y/e 03/26	£265,228.30 p.a.
<b>TOTAL</b>	<b>22,577 sq ft</b>	Est. Buildings Insurance	£10,961.19 p.a.
		Rates Payable	£62,244 p.a.

For more information please contact Hicks Baker

T: 0118 959 6144 E: [retail@hicksbaker.co.uk](mailto:retail@hicksbaker.co.uk) W: [hicksbaker.co.uk](http://hicksbaker.co.uk)



<b>USE</b>	<b>Class E</b>
<b>TENURE</b>	Leasehold
<b>TERM</b>	Short term leases are available subject to a minimum term certain of 2 years with a mutual rolling break thereafter or a new lease is available direct from the Landlord on terms to be agreed.
<b>RATEABLE VALUE</b>	£114,000. 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>	B. Expires 16/01/2034

**Fiona Brownfoot**

Retail and Leisure

E: [f.brownfoot@hicksbaker.co.uk](mailto:f.brownfoot@hicksbaker.co.uk)

T: +44 (0) 118 955 7083

**Freddie King**

Retail and Leisure

E: [freddie.king@greenpartners.co.uk](mailto:freddie.king@greenpartners.co.uk)

T: +44 (0) 20 7659 4838

Date of publication: October 2023



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.



