



## 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 03/25	£34,912.15 p.a.
Est. Buildings Insurance	£1,546 p.a.
Rates Payable	£38,493 p.a.

For more information please contact Hicks Baker

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<b>USE</b>	Class E
<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>	£70,500. For further information on Retail, hospitality and leisure relief, visit - <a href="https://www.gov.uk/apply-for-businessrate-relief/retail-discount">https://www.gov.uk/apply-for-businessrate-relief/retail-discount</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>	D. Expires 04/05/2032
<b>VAT</b>	VAT is payable

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Transaction



Management



Advice

#### Lease code

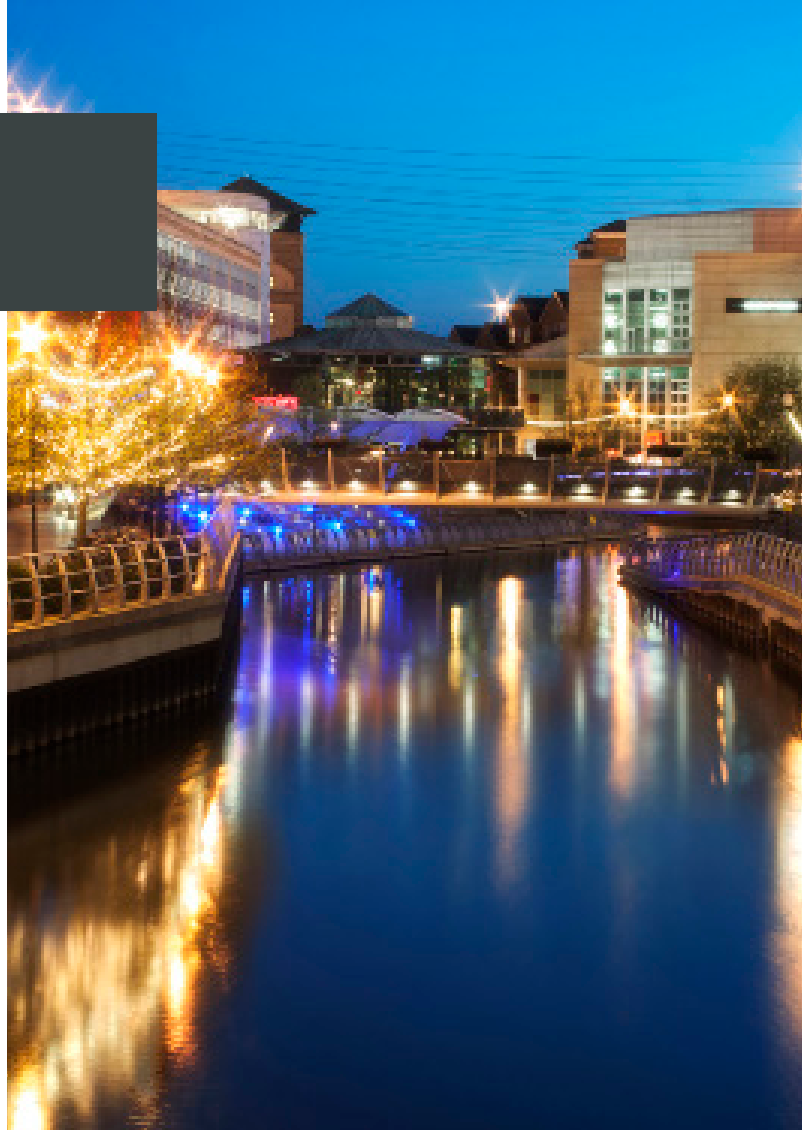
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions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

#### Misrepresentations Act 1967

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# Retail Facts

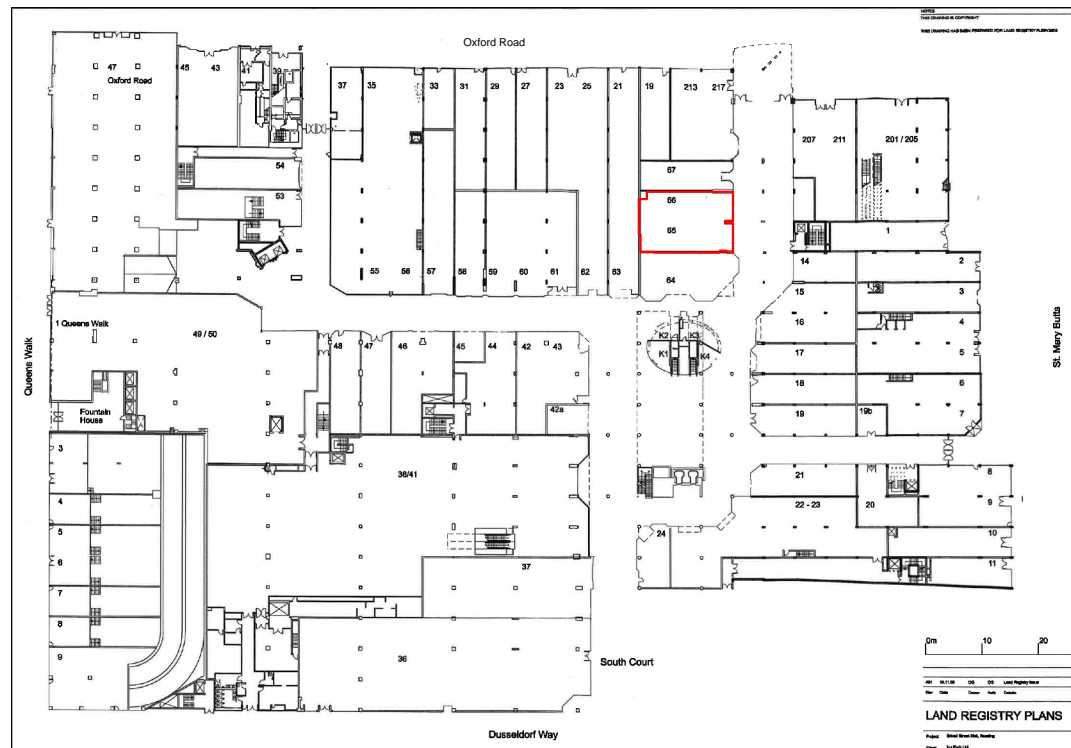
- No. 1 retail destination in the Thames Valley
- Fastest growing economy in the Thames Valley over the last 20 years
- Reading has the 10th highest start up rate in the UK and is home to 13 of the world's top 30 brands
- 6th highest employment rate
- 15m visitors to the town p.a.
- 4th highest average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



For more information please contact Hicks Baker

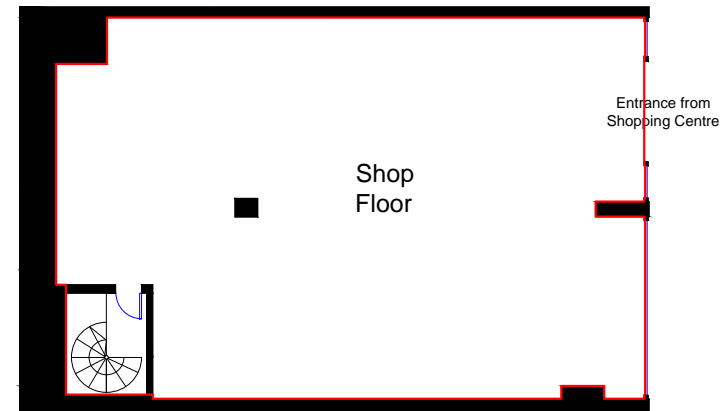
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### Location Plan

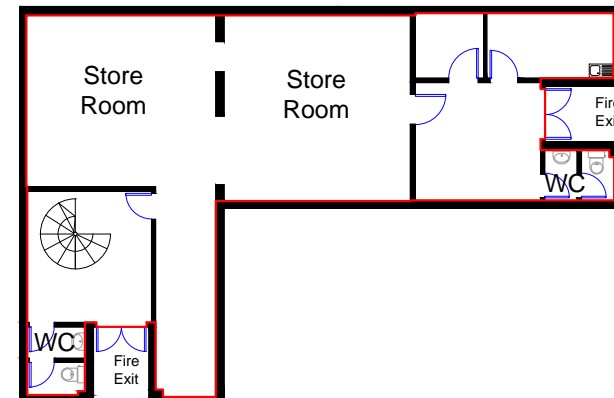


1:1250 Scale Bar

### Ground Floor



### Basement



1:200 Scale Bar


#### General Notes

#### Areas

Net Internal Area	
Ground Level	161.0sqm / 1,733sqft
Basement	96.1sqm / 1,034sqft
<b>Total NIA</b>	<b>257.1sqm / 2,767sqft</b>
Gross Internal Area	
Ground Level	168.6sqm / 1,815sqft
Basement	104.4sqm / 1,124sqft
<b>Total GIA</b>	<b>273.0sqm / 2,939sqft</b>

No.	Revision/Issue	Date
1	Issue	01/04/11

Firm Name and Address



**Emmerson Barnett**  
CHARTERED BUILDING SURVEYORS

Project Name and Address

**Broadstreet Mall**  
Reading  
RG1 7QE

Project	Sheet
11.02.263	
Date	65-66 Broadstreet Mall Ground Floor
April 1st 2011	
Scale	
1:200 @ A3	



Experian Goad Plan Created: 03/06/2024  
Created By: Hicks Baker

