



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	£38,493 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	£70,500. 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	D. Expires 04/05/2032
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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