



To Let

Unit 14 Broad Street Mall, Reading RG1 7QE

- Close to the main Oxford Road entrance
- Ground floor unit
- Good location
- Retailers closeby: Greggs, The Works, Yours Clothing, Boswells, Superdrug

Ground floor	579 sq ft	Rent	£30,000 p.a. exclusive
Basement ancillary	514 sq ft	Est. Service Charge y/e 03/25	£17,507.58 p.a.
Mezzanine	333 sq ft	Est. Buildings Insurance	£1,431 p.a.
TOTAL	1,426 sq ft	Rates Payable	£14,346.25 p.a.
ITZA (GF only & excl. mezzanine)	417 units	TOTAL OPERATIONAL COST	£63,284.83 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	£28,750. For further information on Retail, hospitality and leisure relief, visit - https://www.tax.service.gov.uk/business-rates-find/search
	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 04/05/2032
VAT	VAT is payable

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Transaction



Management



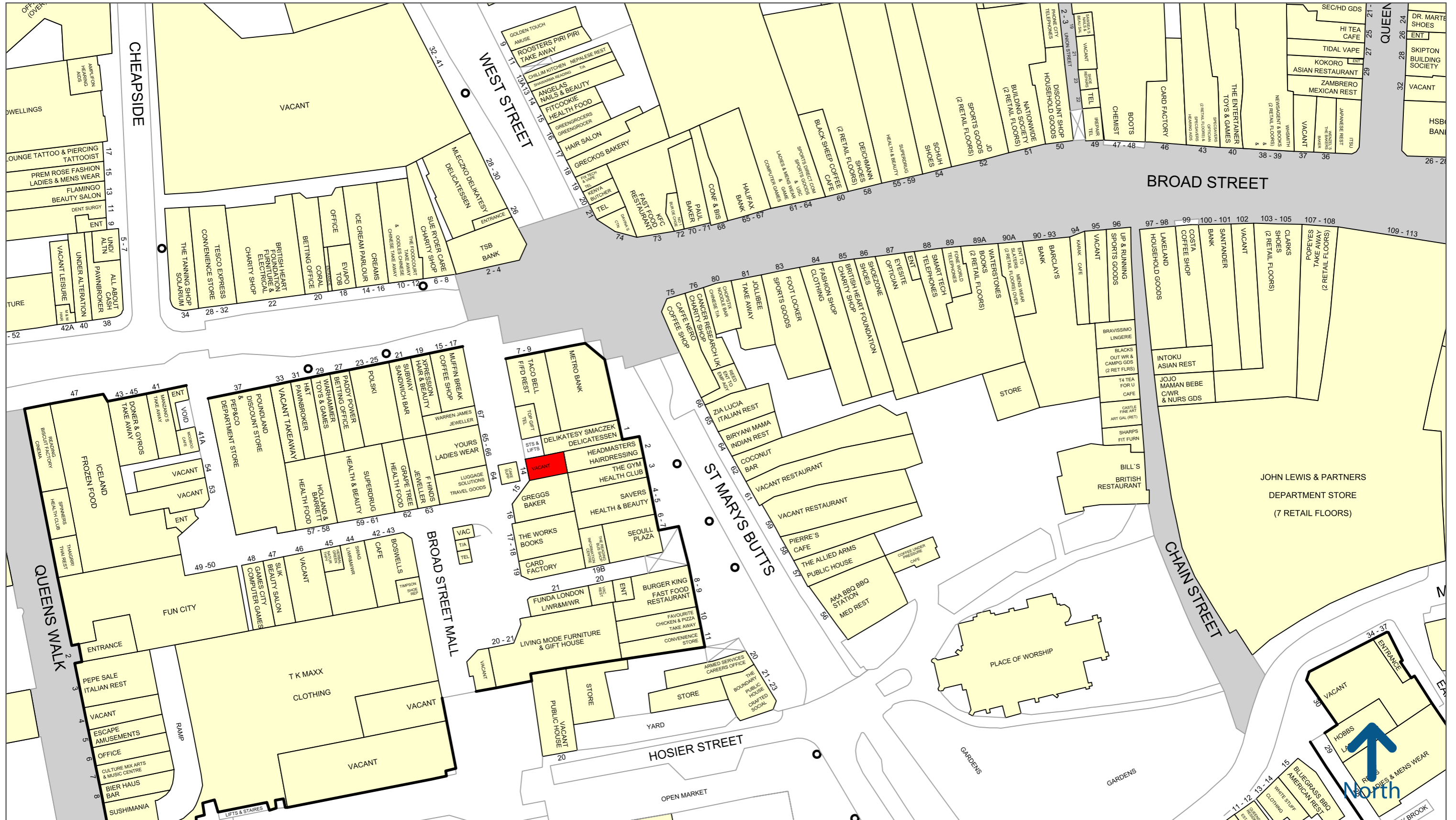
Advice

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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