



To Let

Unit 46 Broad Street Mall, Reading RG1 7QE

- Ground floor unit
- Broad Street Mall is centrally located within Reading town centre
- Scheme has average c.170,000 per week
- Other retailers: Poundland, Holland & Barrett, Boswells Cafe
- Currently temporarily occupied

Ground floor	1,709 sq ft	Rent	£35,000 p.a. exclusive
Basement ancillary	731 sq ft	Est. Service Charge y/e 03/24	£18,277.18 p.a.
TOTAL	2,440 sq ft	Est. Buildings Insurance	£2,142 p.a.
		Rates Payable	£18,463 p.a.
		TOTAL OCCUPATIONAL COST	£73,882.18 p.a. plus VAT

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	£37,000. For further information on Retail, hospitality and leisure relief, visit - https://www.gov.uk/apply-for-business-rate-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 04/05/2032
VAT	VAT is payable

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Transaction



Management



Advice

Lease code

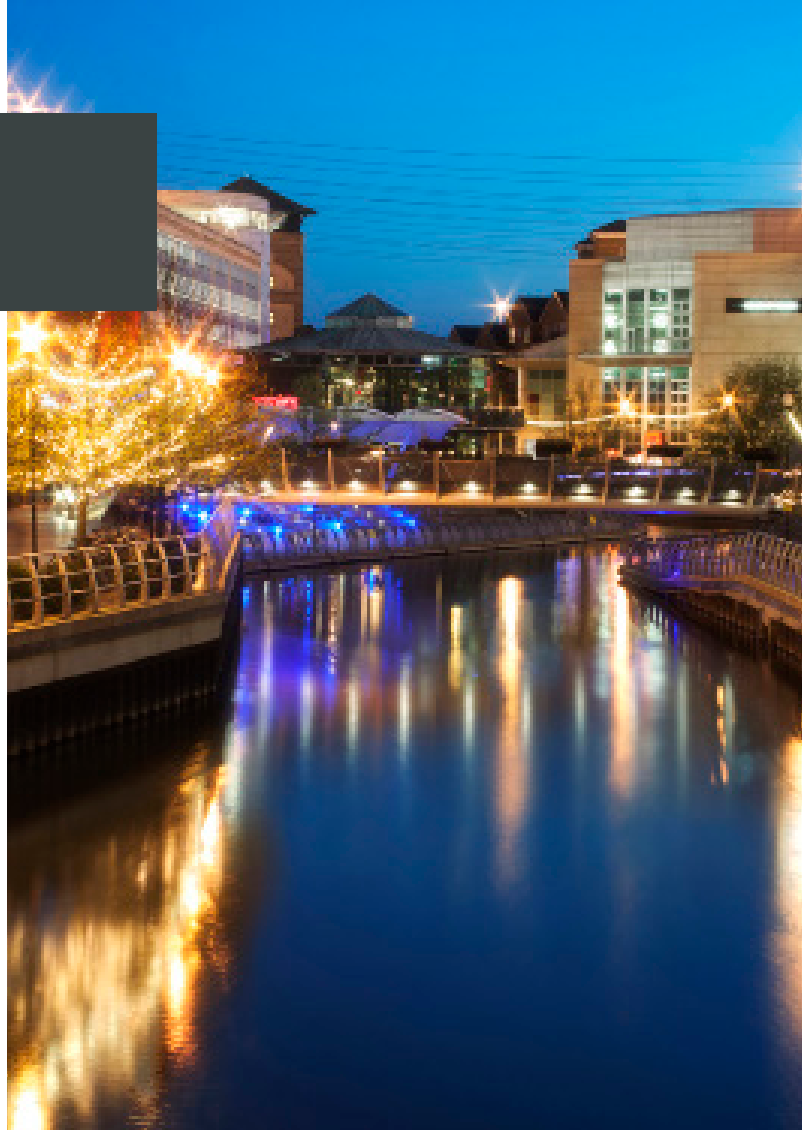
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions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

Misrepresentations Act 1967

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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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GROUND FLOOR

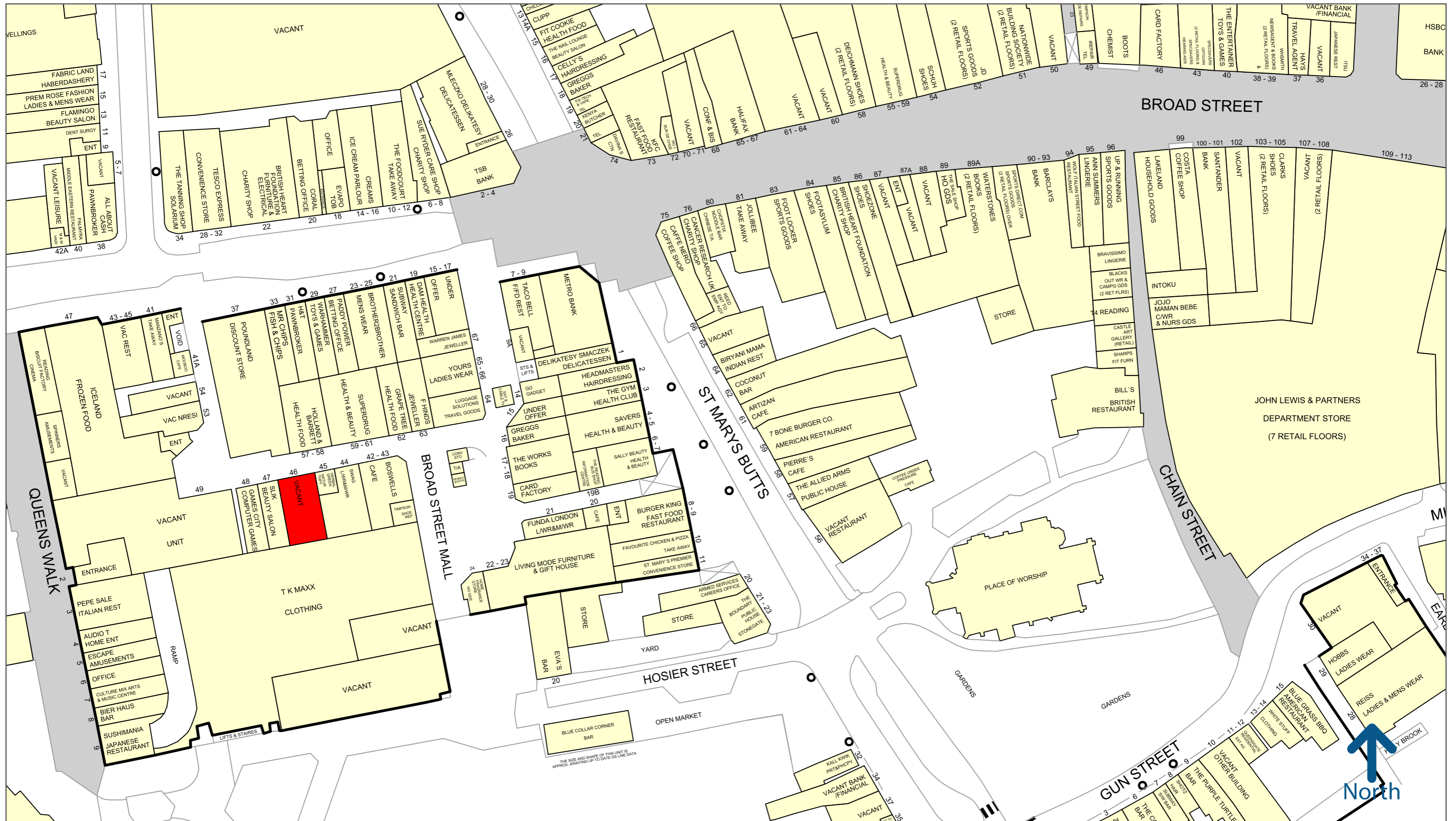
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Key

LET
SUBJECT TO REDEVELOPMENT
AVAILABLE



Experian Goad Plan Created: 02/11/2022
Created By: Hicks Baker



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