



To Let

39 Oxford Road, Reading RG1 7QE

- First floor unit with ground floor presence to Oxford Road
- Broad Street Mall is centrally located within Reading town centre
- Scheme has average visits of c.170,000 per week
- Other retailers: Poundland, Biscuit Factory, Iceland
- May split - see below

	Whole unit	Possible Unit A (West)	Possible Unit B (East)
Area	FF: 6,431 sq ft GF: 357 sq ft 2F: 808 sq ft Bsmt: 723 sq ft	FF: 1,913 sq ft 2F: 808 sq ft Bsmt: 723 sq ft Share GF: 357 sq ft	FF: 4,518 sq ft Share GF: 357 sq ft
Max. ceiling height		3.37 metres	5.34 metres
Rent	Offers invited	Offers invited	Offers invited
Service charge:	£52,401.08 p.a.	£26,200.54 p.a.	£26,200.54 p.a.
Insurance:	£ 5,919.84 p.a.	£2,959.92 p.a.	£2,959.92 p.a.
Rates payable:	£27,540 p.a.	£13,221 p.a. (Est)	£17,000 p.a. (Est)

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	Whole £54,000 (RG1 7UL). For further information on Retail, hospitality and leisure relief, visit - https://www.tax.service.gov.uk/business-rates-find/search
EPC	TBC.
VAT	VAT is payable

Fiona Brownfoot
Hicks Baker

E: f.brownfoot@hicksbaker.co.uk

T: +44 (0) 118 955 7083

Freddie King
Green & Partners

E: freddie.king@greenpartners.co.uk

T: +44 (0) 20 7659 4838

Date of publication: December 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.

**FIRST
FLOOR**

Hicks Baker
COMMERCIAL PROPERTY
0118 959 6144
www.hicksbaker.co.uk

green&partners
020 7659 4848
greenandpartners.co.uk

QUEENS WALK

ST MARY BUTTS



DUSSELDORF WAY

Key

LET
SUBJECT TO REDEVELOPMENT
AVAILABLE

GROUND FLOOR

Hicks Baker
COMMERCIAL PROPERTY
0118 959 6144
www.hicksbaker.co.uk

green&partners
020 7659 4848
greenandpartners.co.uk

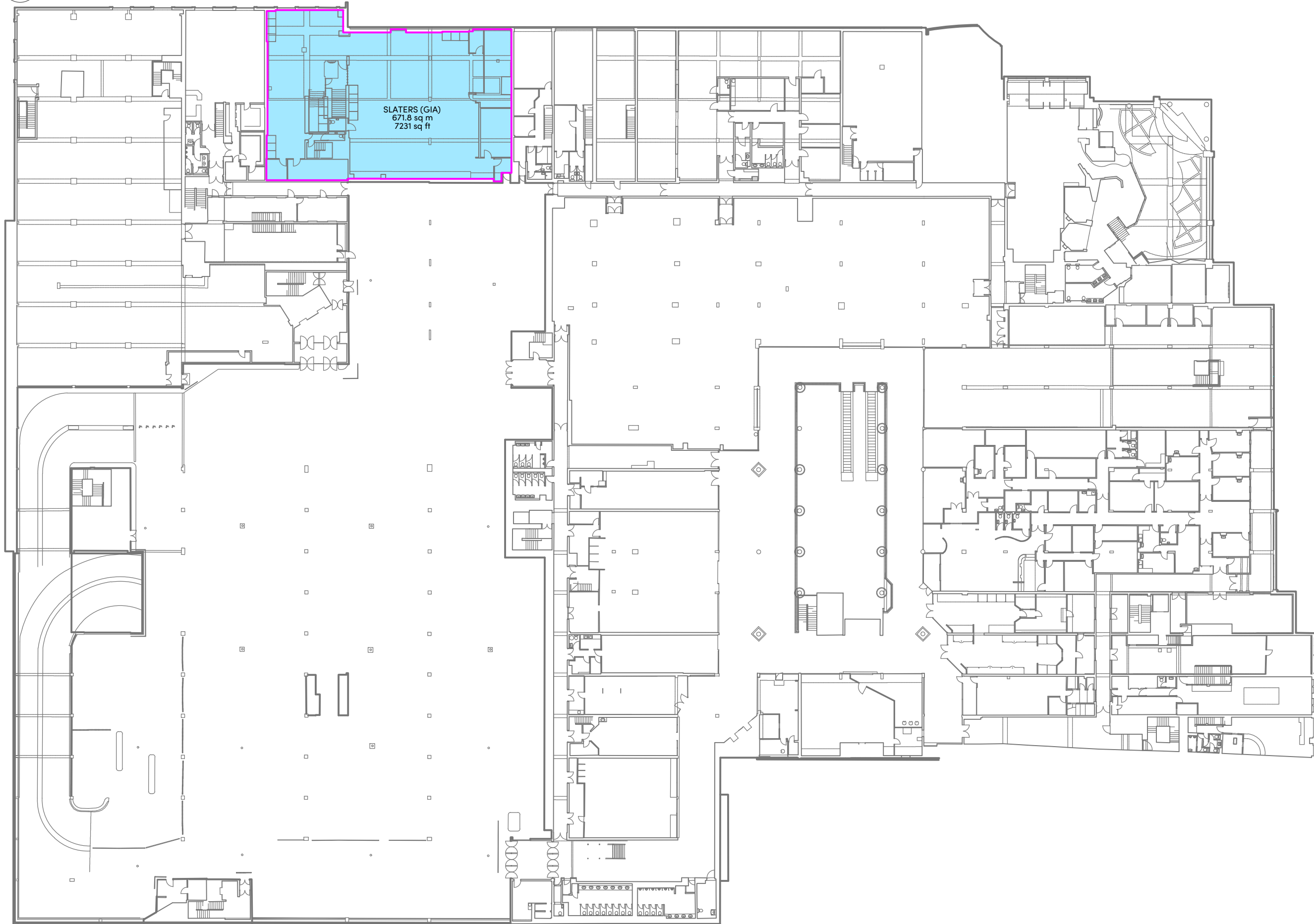
QUEENS WALK

ST MARY BUTTS



Key

LET
SUBJECT TO REDEVELOPMENT
AVAILABLE



SLATERS (GIA)
671.8 sq m
7231 sq ft

NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
- 2) HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
- 3) ALL DIMENSIONS ARE IN METRES ONLY.
- 4) THE ORIGIN AND ORIENTATION OF THE SURVEY GRID RELATE TO A GPS TIE TO ORDINANCE SURVEY GRID.
- 5) ALL LEVELS ARE BASED ON A GPS TIE TO THE OSGM5(G8) GEOD MODEL.
- 6) THE SURVEY INFORMATION HAS BEEN TAKEN FROM WARNER SURVEY DRAWING: 578/0387/P0010-P0013.dwg DATED 10/07/2019. THE WARNER SURVEY DRAWING HAS NOT BEEN VERIFIED ON SITE.

KEY

REVISIONS

REV	DATE	AMENDMENTS	INITIAL

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:
 PRELIMINARY TENDER CONSTRUCTION
 SKETCH MEASURED SURVEY CONTRACT

TITLE
First Floor Plan

CLIENT

AEW UK
 33 Jermyn Street
 London
 SW1Y 6DN

PROJECT NAME

Broad Street Mall
 Broad Street
 Reading
 RG1 7QE

HOLLIS 
 40 Queens Square
 Bristol
 BS1 4QP

T +44 117 927 5840
 W hollisglobal.com

DATE	12.09.2022	DRAWN BY	AB
SCALE	1:500 @A3	CHECKED	TP
PROJECT	119	ORIGINATOR	HLS
		VOLUME/ZONE/BLDG	00
		LEVEL	01
FILE	DISCIPLINE/	NUMBER	STATUS
M2	G	10200	SO



SLATERS (GIA)
67.2 sq m
723 sq ft



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- 6) THE SURVEY INFORMATION HAS BEEN TAKEN FROM WARNER SURVEY DRAWING 576/0357/P0020-P0025.dwg DATED 07/01/2019
- 7) THE WARNER SURVEY DRAWING HAS NOT BEEN VERIFIED ON SITE

KEY

REVISIONS

REV	DATE	AMENDMENTS	INITIAL

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:
 PRELIMINARY TENDER CONSTRUCTION
 SKETCH MEASURED SURVEY CONTRACT

TITLE
Basement Plan

CLIENT

AEW UK
 33 Jermyn Street
 London
 SW1Y 6DN

PROJECT NAME

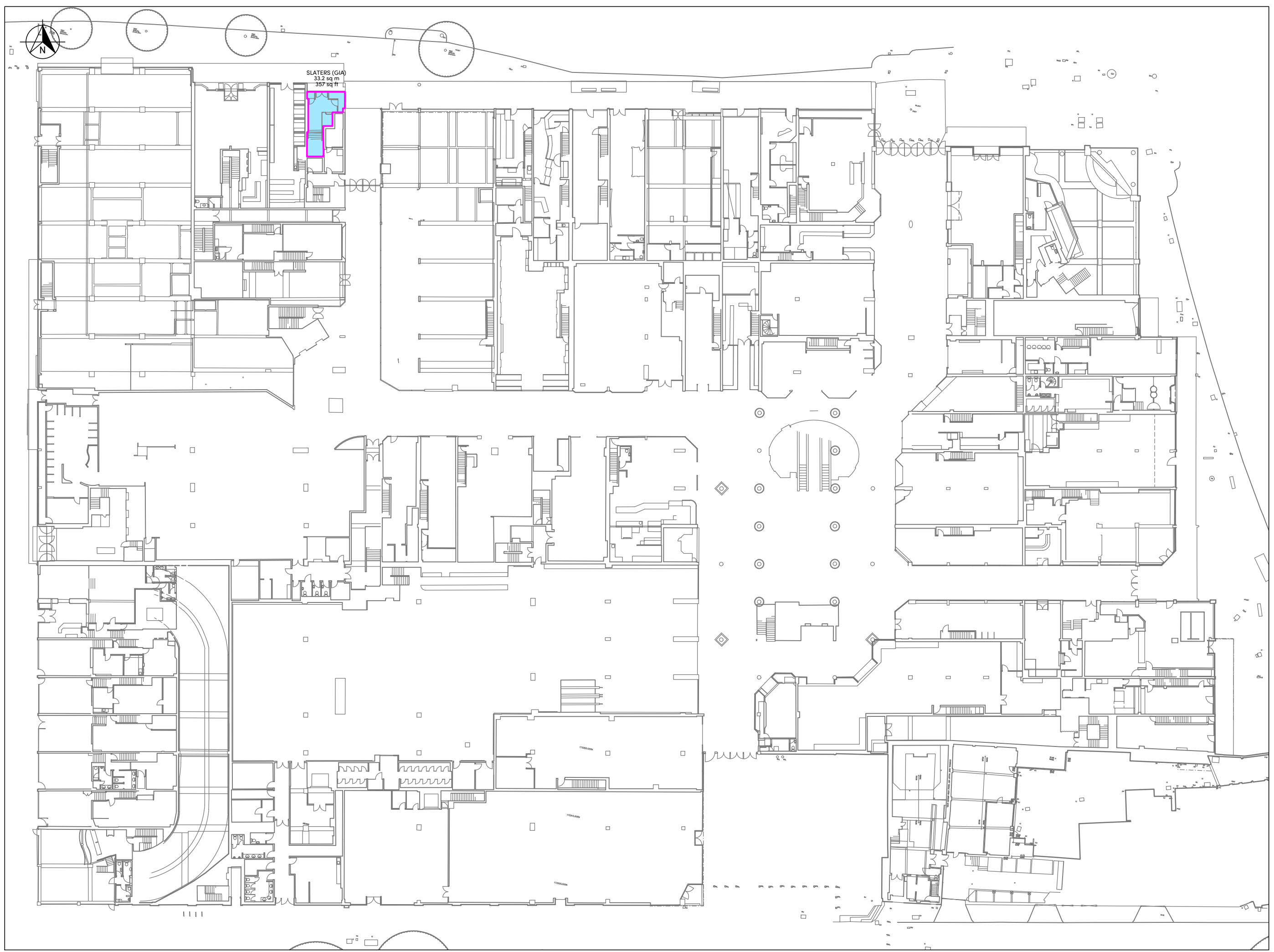
Broad Street Mall
 Broad Street
 Reading
 RG1 7QE

HOLLIS
 40 Queens Square
 Bristol
 BS1 4QP



T +44 117 927 5840
 W hollisglobal.com

DATE	SCALE	PROJECT	LINE	ORIGINATOR	VOLUME/ ZONE/BLDG	LEVEL
12.09.2022	1:500	@A3		HLS	00	B1
FILE TYPE	DISCIPLINE/ SCALE	NUMBER	STATUS	REVISION		
M2	G	10200	SO	---		



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KEY


REV	DATE	AMENDMENTS	INITIAL

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:
 PRELIMINARY TENDER CONSTRUCTION
 SKETCH MEASURED SURVEY CONTRACT

TITLE
Ground Floor

CLIENT
 AEW UK
 33 Jermyn Street
 London
 SW1Y 6DN

PROJECT NAME
 Broad Street Mall
 Broad Street
 Reading
 RG1 7QE

HOLLIS 

40 Queens Square
 Bristol
 BS1 4QP

T +44 117 927 5840
 W hollisglobal.com

DATE	12.09.2022	DRAWN BY	AB
SCALE	1:500	CHECKED	TP
PROJECT	113704	LINE	119
		ORIGINATOR	HLS
		VOLUME/ZONE/BUILD	00
		LEVEL	GF
FILE	M2	DISCIPLINE/ROLE	G
		NUMBER	10200
		STATUS	SO
		REVISION	---