



## 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)
<b>Area</b>	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
<b>Max. ceiling height</b>		3.37 metres	5.34 metres
<b>Rent</b>	Offers invited	Offers invited	Offers invited
<b>Service charge:</b>	£52,083 p.a.	£24,560.10 p.a.	£24,560.10 p.a.
<b>Insurance:</b>	£3,101 p.a.	£1,550 p.a.	£1,550 p.a.
<b>Rates payable:</b>	£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



<b>USE</b>	<b>Class E</b>
<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>	<b>Whole £54,000 (RG1 7UL).</b> For further information on Retail, hospitality and leisure relief, visit - <a href="https://www.tax.service.gov.uk/business-rates-find/search">https://www.tax.service.gov.uk/business-rates-find/search</a>
<b>EPC</b>	TBC.
<b>VAT</b>	VAT is payable

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Transaction



Management



Advice

#### Lease code

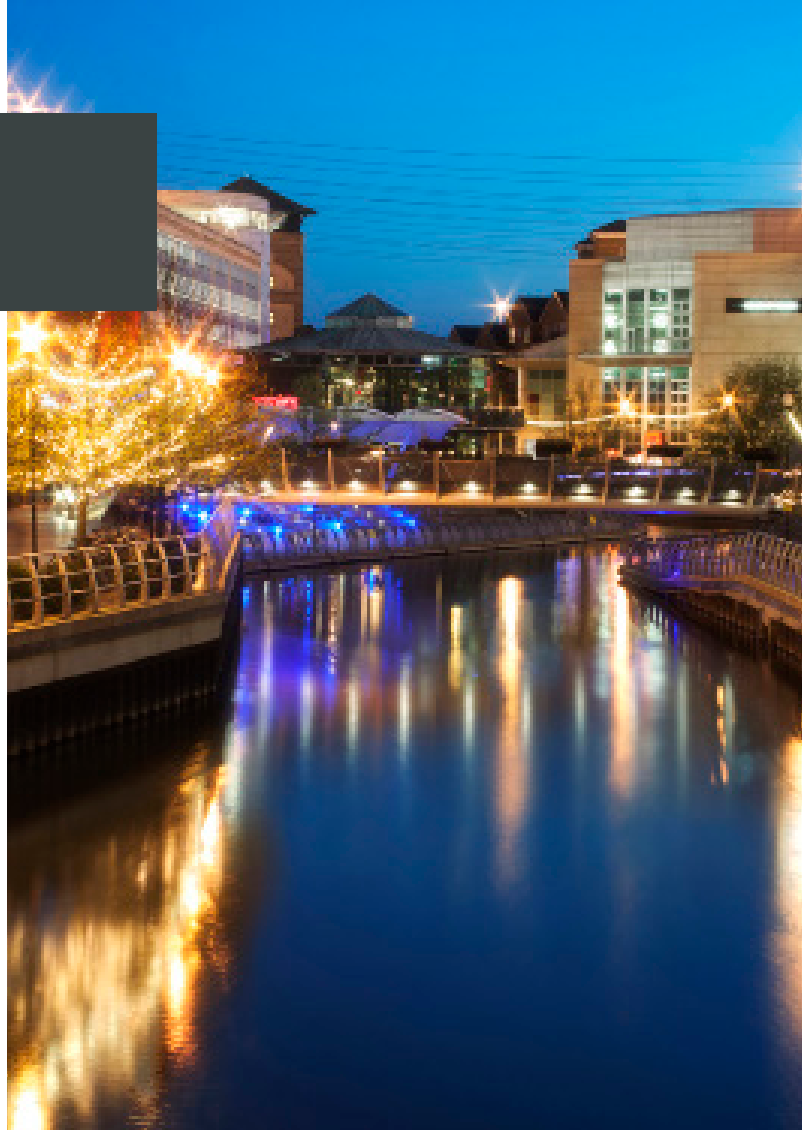
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions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



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**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**

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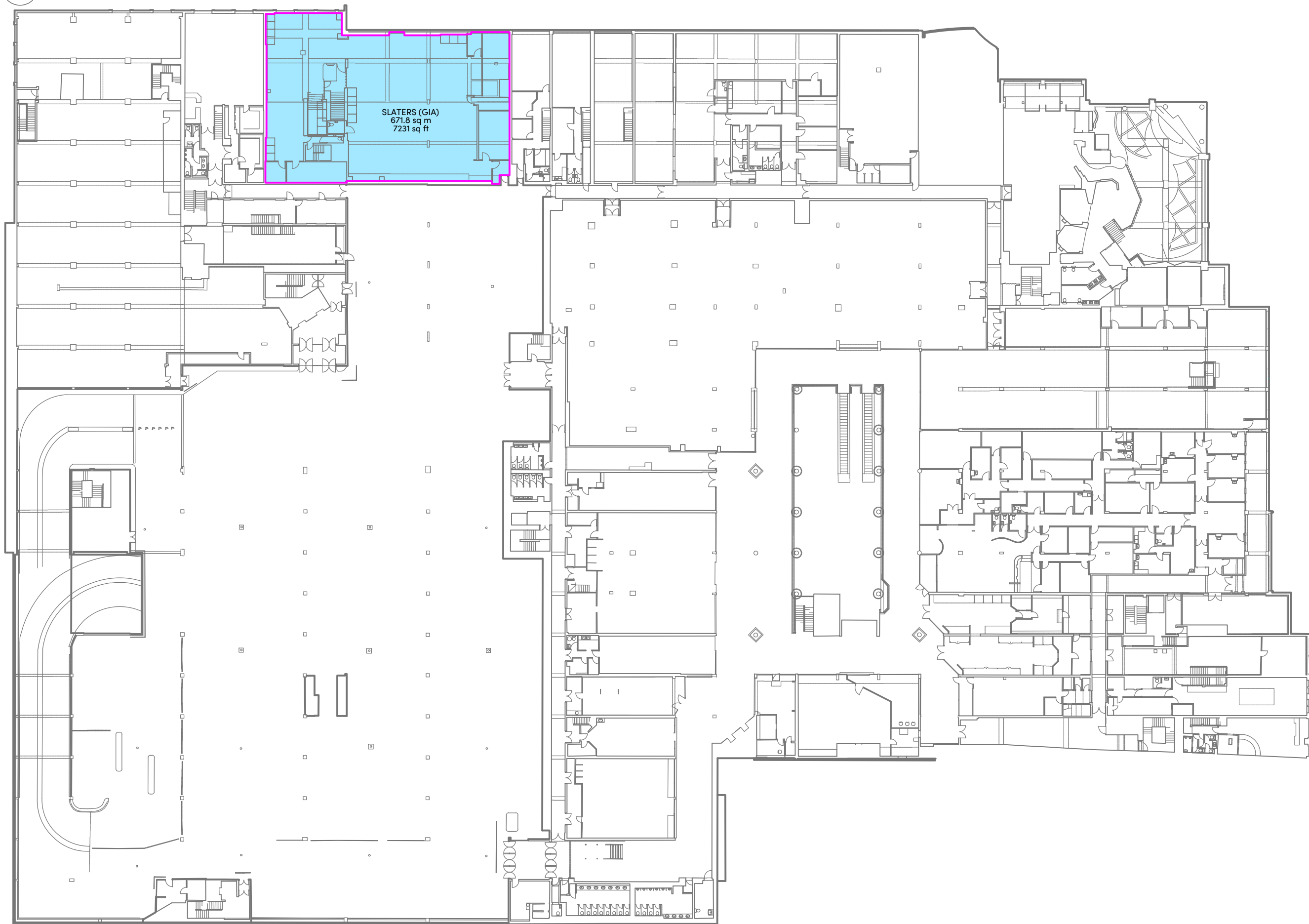
QUEENS WALK

ST MARY BUTTS



Key

LET
SUBJECT TO REDEVELOPMENT
AVAILABLE



**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
FILE	M2	DISCIPLINE/ROLE	G
		NUMBER	10200
		STATUS	SO
		REVISION	---



SLATERS (GIA)  
67.2 sq m  
723 sq ft



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**KEY**

REVISIONS

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 PRELIMINARY  TENDER  CONSTRUCTION   
 SKETCH  MEASURED SURVEY  CONTRACT

TITLE  
**Basement Plan**

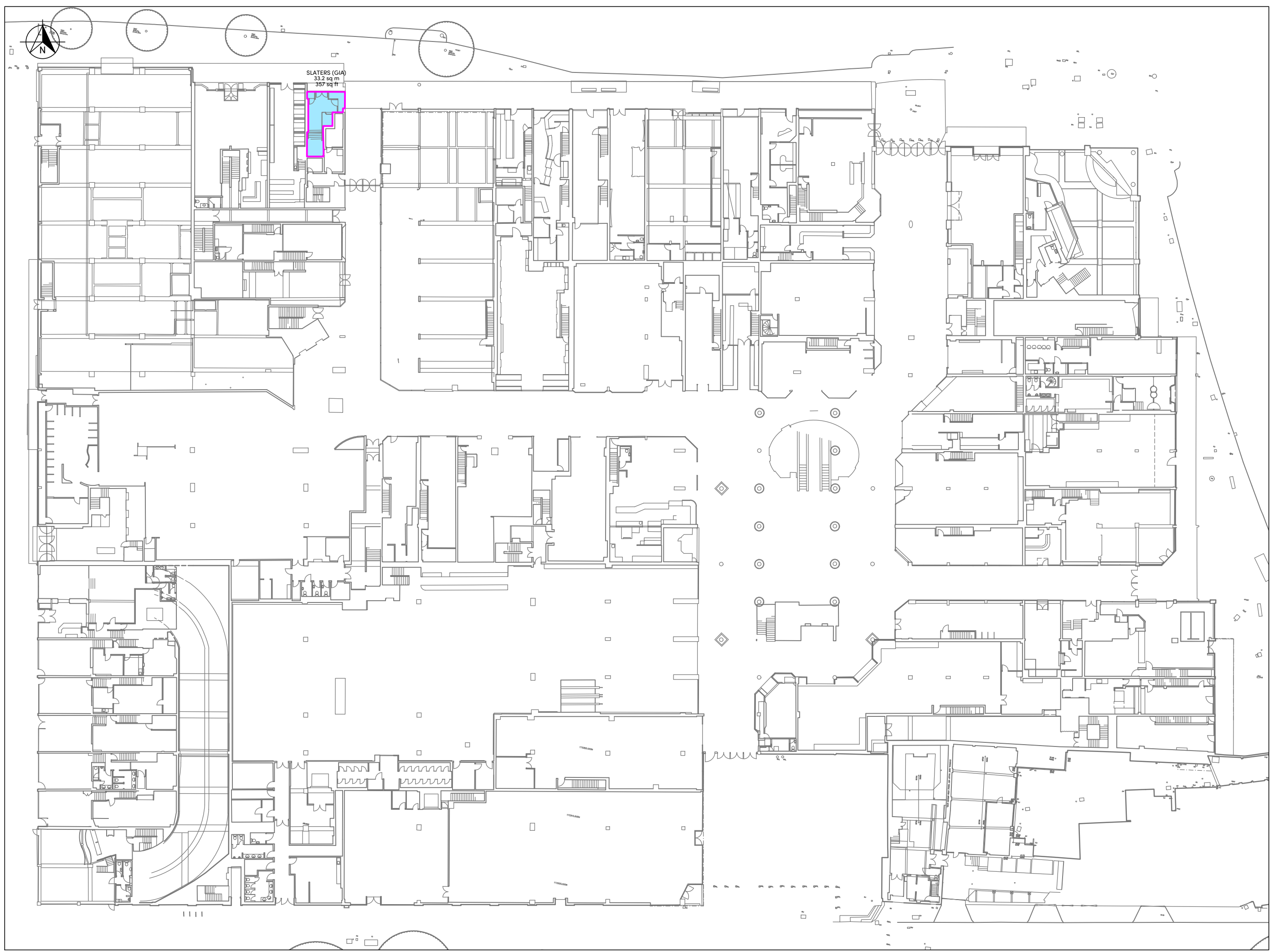
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DATE	12.09.2022	DRAWN BY	AB
SCALE	1:500 @A3	CHECKED	TP
PROJECT	113704	LINE	119
		ORIGINATOR	HLS
		VOLUME/ZONE/BUILD	00
		LEVEL	B1
FILE	M2	DISCIPLINE/	G
TYPE	G	NUMBER	10200
		STATUS	SO
		REVISION	---



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 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

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DATE	SCALE	PROJECT	LINE	ORIGINATOR	VOLUME/ ZONE/BUILD	LEVEL
12.09.2022	1:500	113704	T19	HLS	00	GF
FILE	DISCIPLINE/ ROLE	NUMBER	STATUS	REVISION		
M2	G	10200	SO	---		