



## To Let

### 120-122 Broad Street Mall, Reading RG1 7QA

- First floor unit
- Available long term
- Part of Broad Street Mall Shopping Centre
- Other retailers: Age UK, Post Office, NHS Centre, Bride to Be, The Gym

First floor	3,416 sq ft	Rent:	£43,000 p.a.
Second floor	1,022 sq ft	Est. Service Charge y/e 03/25	£58,177.13 p.a.
TOTAL	4,438 sq ft	Est. Buildings Insurance	£2,405.67 p.a.
ITZA	TBC	Rates payable	£14,720.50 p.a.

For more information please contact Hicks Baker

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<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>	£29,500. 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>	C. Expires 16/1/2034
<b>VAT</b>	VAT is payable

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Transaction



Management



Advice

### Lease code

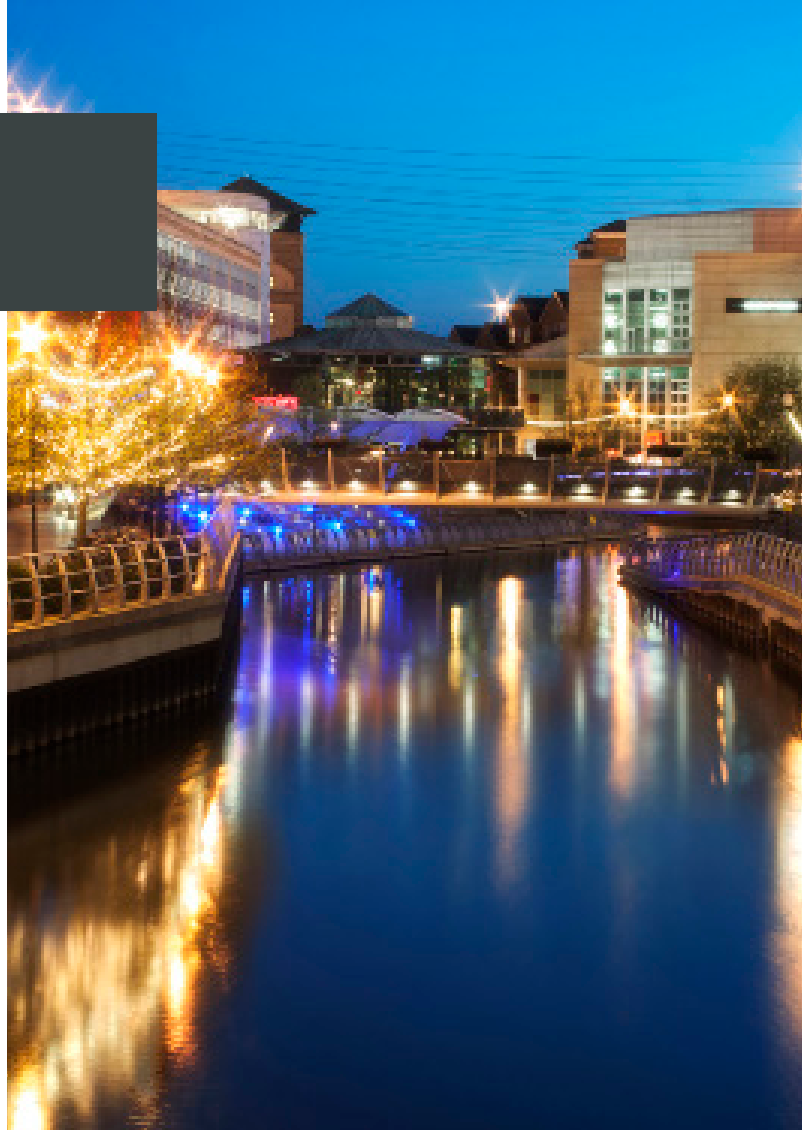
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions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

### Misrepresentations Act 1967

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# Retail Facts

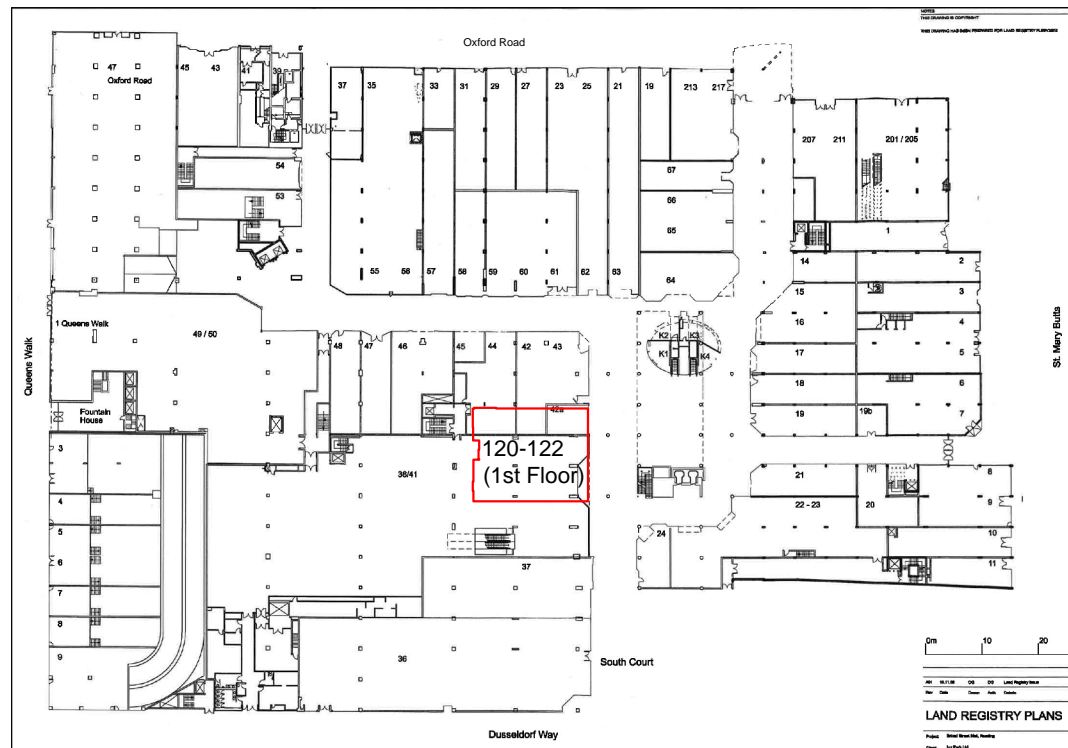
- No. 1 retail destination in the Thames Valley
- Fastest growing economy in the Thames Valley over the last 20 years
- Reading has the 10th highest start up rate in the UK and is home to 13 of the world's top 30 brands
- 6th highest employment rate
- 15m visitors to the town p.a.
- 4th highest average wage in UK
- 1.3 Resident population
- 40,000 office workers
- 612 retail and leisure units



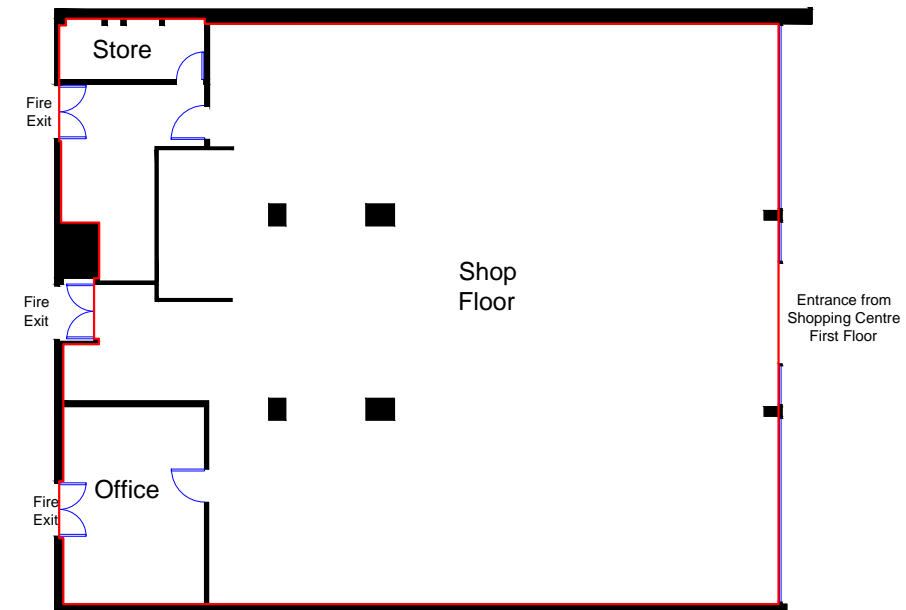
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## Location Plan



0m 1:1250 Scale Bar 50m



0m 1:200 Scale Bar 10m



### General Notes

#### Areas

##### Net Internal Area

First Level 315.7sqm / 3,398sqft  
**Total NIA** 315.7sqm / 3,398sqft

##### Gross Internal Area

First Level 317.3sqm / 3,415sqft  
**Total GIA** 317.3sqm / 3,415sqft

No.	Revision/Issue	Date
1	Issue	01/04/11

#### Firm Name and Address



#### Project Name and Address

Broadstreet Mall  
 First Floor  
 Reading  
 RG1 7QE

Project 11.02.263	Sheet 120-122 Broadstreet Mall First Floor
Date April 1st 2011	
Scale 1:200 @ A3	



Experian Goad Plan Created: 23/04/2024  
 Created By: Hicks Baker

