



To Let

38-41 Broad Street Mall, Reading RG1 7QE

- Available as a whole or individual floors
- Broad Street Mall is centrally located within Reading town centre
- Centre website: www.broadstreetmall.com
- Other retailers: Greggs, Boswells, Timpsons, Poundland, Biscuit Factory, Iceland

	Whole unit	Ground Floor	Basement
Area	GF:13,120 sq ft Bsmt: 13,015 sq ft	GF: 11,756 sq ft	GF entrance: 1,362 sq ft Bsmt: 13,015 sq ft
TOTAL	26,135 sq ft	11,756 sq ft	14,377 sq ft
Rent	On application	On application	On application
Service charge:	£387,563 p.a.	£213,000 p.a. (approx)	£174,500 p.a. (approx)
Insurance:	£22,443 p.a.	£12,000 p.a. (approx)	£10,000 p.a. (approx)
Rates payable:	£106,080 p.a.	£58,000 p.a. (approx)	£48,000 p.a. (approx)

For more information please contact Hicks Baker

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USE	Class E
TENURE	Leasehold
TERM	A new lease is available direct from the Landlord on terms to be agreed
RATEABLE VALUE	Whole £221,000. 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	B. Expires January 2034.
VAT	VAT is payable

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Transaction



Management



Advice

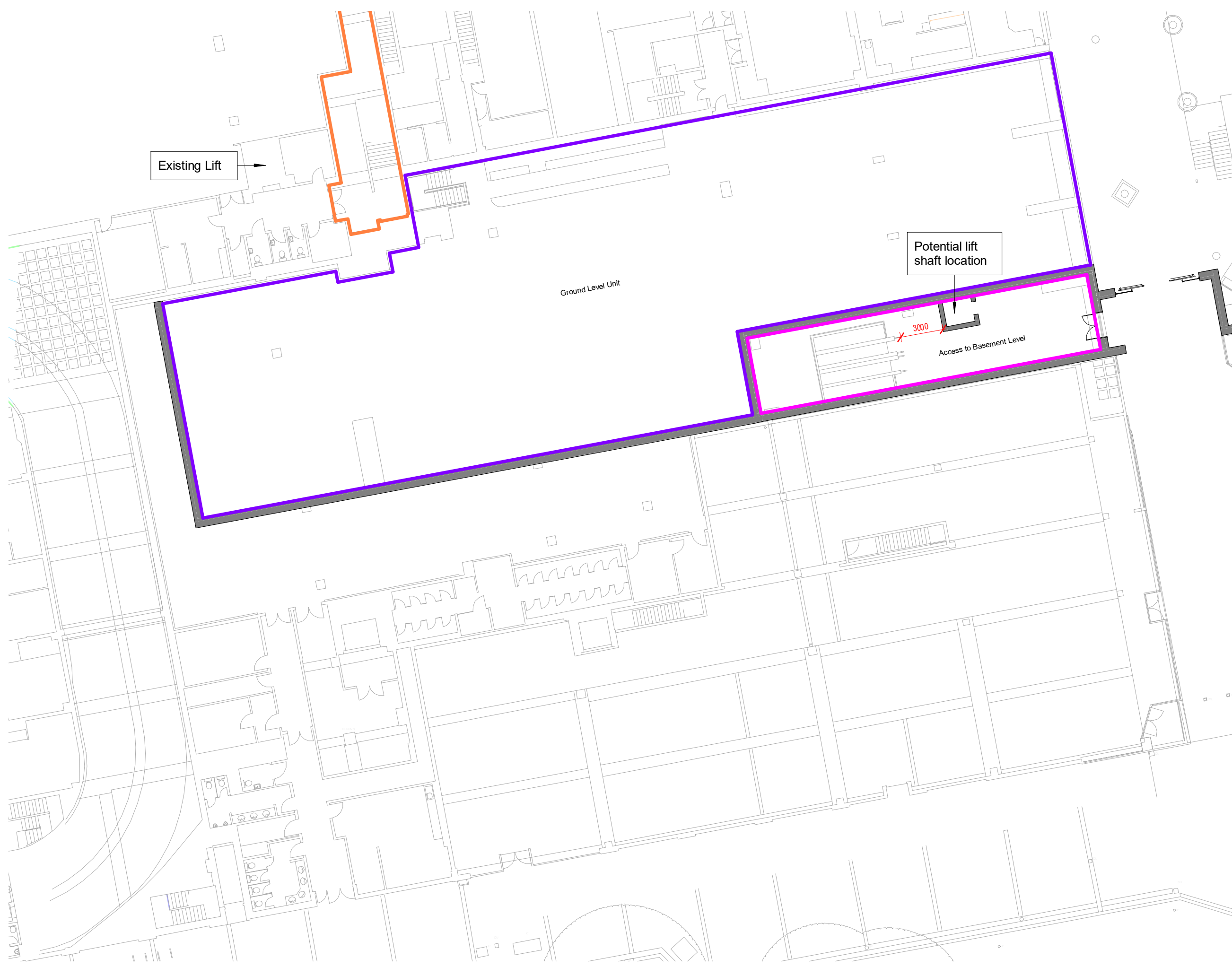
Lease code

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

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.





Key

- █ Proposed Unit Area Boundary
- █ Proposed Access to Basement Area Boundary
- █ Potential Fun Box Expansion Link

Proposed area within boundary:

Ground Level Area:
1092.2 sq.m
11756 sq.ft

Basement Level Access Area:
126.7 sq.m
1364 sq.ft

Existing Lift

Potential lift shaft location

3000

Access to Basement Level

Ground Level Unit

P4	Separation of ground floor and basement unit. New entrance to basement level via ground floor.	14/01/26	BS	DM
P3	Tenant Demise Only and Drawing Number Changed from BSM-AHR-ZZ-0G-PL02	14/11/25	BS	DB
P2	Removal of temporary working zone within TK Maxx demise	10/11/25	BS	DB
P1	Inclusion of permanent party wall and demise line indicating immediate access area.	04/11/25	BS	DB
Rev	Description	Date	Dr by	App by
original by	date created	approved by		
ASB	11/12/25	DB		

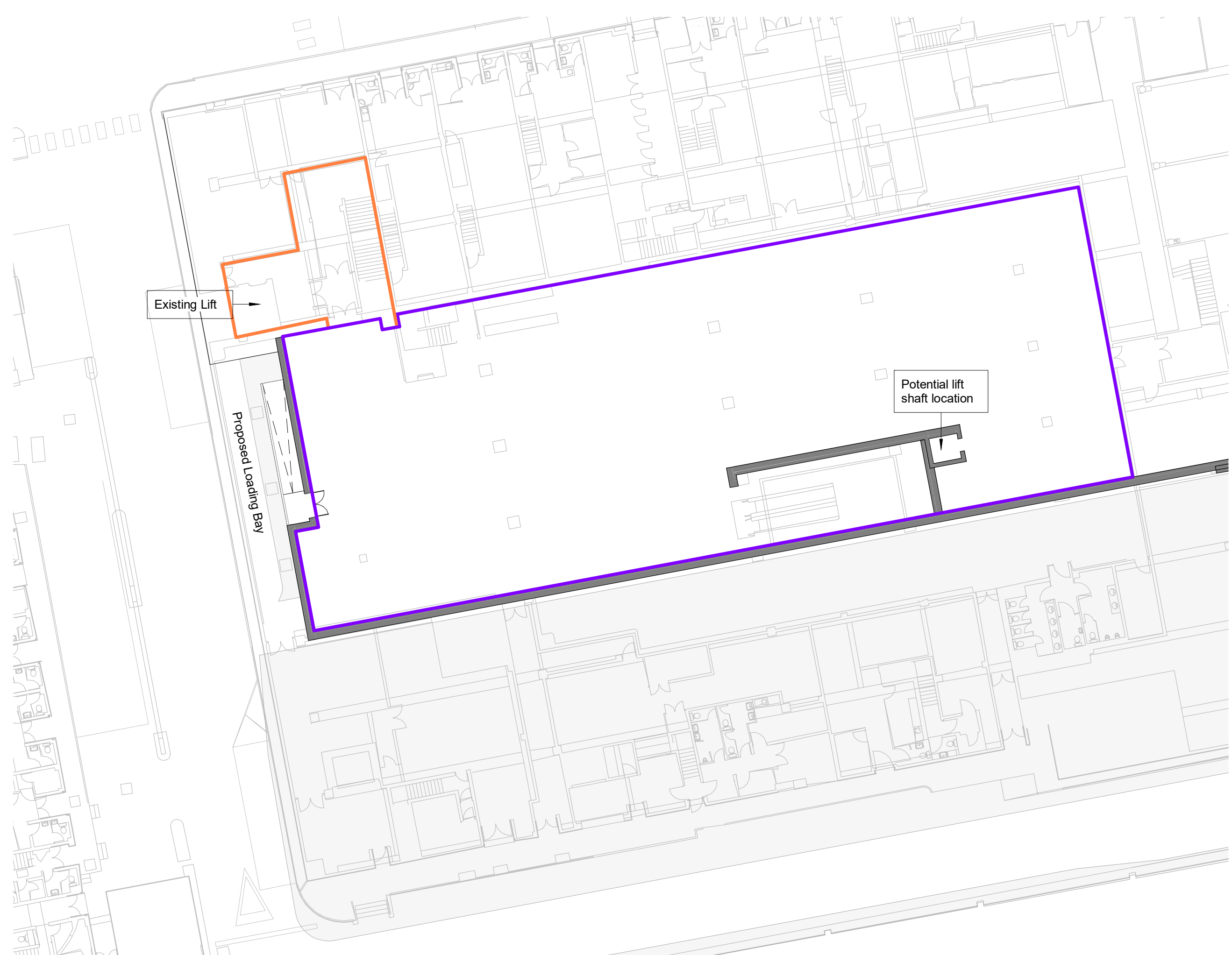
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client name	Mclaren		
project	Broad Street Mall		
drawing	Red Line Plan 2 - Ground Floor		
computer file	110_321_110DEM_Profile_Folder_redirection\behary.stewart\Documents\Revit Files\Local Files\Revit 2021\External Walls (reduced)_detached_bethary.stewart.rvt		plot date
project number	2022.00307.000	scale	As indicated @A3
drawing number	BSM-AHR-ZZ-00-DR-A-09402	rev	P4
		issue status	S2

This drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of AHR.

1 Tenant Demise - Ground Floor
1 : 250



Key

- Proposed Unit Area Boundary
- Proposed Access to Basement Area Boundary
- Potential Fun Box Expansion Link

Proposed area within purple line boundary:
 1209.1 sq.m
 13015 sq.ft

Existing Lift

Potential lift shaft location

Proposed Loading Bay

P4	Separation of ground floor and basement unit. New entrance to basement level via ground floor.	14/01/26	BS	DM	
P3	Tenant Demise Only and Drawing Number Changed from BSM-AHR-ZZ-0B-PL02	14/11/25	BS	DB	
P2	Removal of temporary working zone within TK Maxx demise	10/11/25	BS	DB	
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client name	Mclaren		
project	Broad Street Mall		
drawing	Red Line Plan 2 - Basement level		
computer file	1110_321_110DEM_Profile1_Folder_redirection\behary.stewart\Documents\Revit Files\Local Files\Revit 2021\External Walls (reduced)_detached_behary.stewart.rvt		plot date
project number	2022.00307.000		scale
drawing number	rev	issue status	
BSM-AHR-ZZ-B1-DR-A-09402	P4	S2	

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Tenant Demise - Basement Level

1 : 250