

# PRIME LEISURE OPPORTUNITY READING 49/50 Broad Street Mall

## Description

Broad Street Mall provides 400,000 sq. ft. of retail and leisure accommodation, 750 parking spaces and is anchored by **TK Maxx**. The scheme is part of Phase 1 of the **Minster Quarter** regeneration scheme which will deliver 1,300 new homes as well as a unique cultural hub within the heart of the town.

The unit occupies a prominent location in the heart of the Broad Street Mall leisure pitch, in proximity to **Spinners** and **Reading Biscuit Factory (Really Local Group)**.

Other prominent occupiers include **Iceland, Taco Bell, Greggs, Poundland, Holland & Barrett, Burger King** and **Superdrug**.

Please refer to the attached copy of the street traders plan for further details.

## Accommodation

The premises are arranged over ground and basement comprising the following areas:

<b>Ground Floor</b>	10,962 sq. ft. (1,018.40 sq. m)
<b>Basement</b>	2,424 sq. ft. (225.20 sq. m)

## Lease

New effectively full repairing and insuring lease, for a term to be agreed. Subject to vacant possession.

## Rent

Upon application.

## Service Charge

The current service charge for the financial year is £124,759 per annum.



## Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£134,000
<b>UBR (23/24)</b>	0.512p

All parties are to be advised to make their own enquires to the relevant authority.

## EPC

A full Energy Performance Certificate is available upon request.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Viewing

Strictly via appointment through joint agents, **Green & Partners**, contacting:

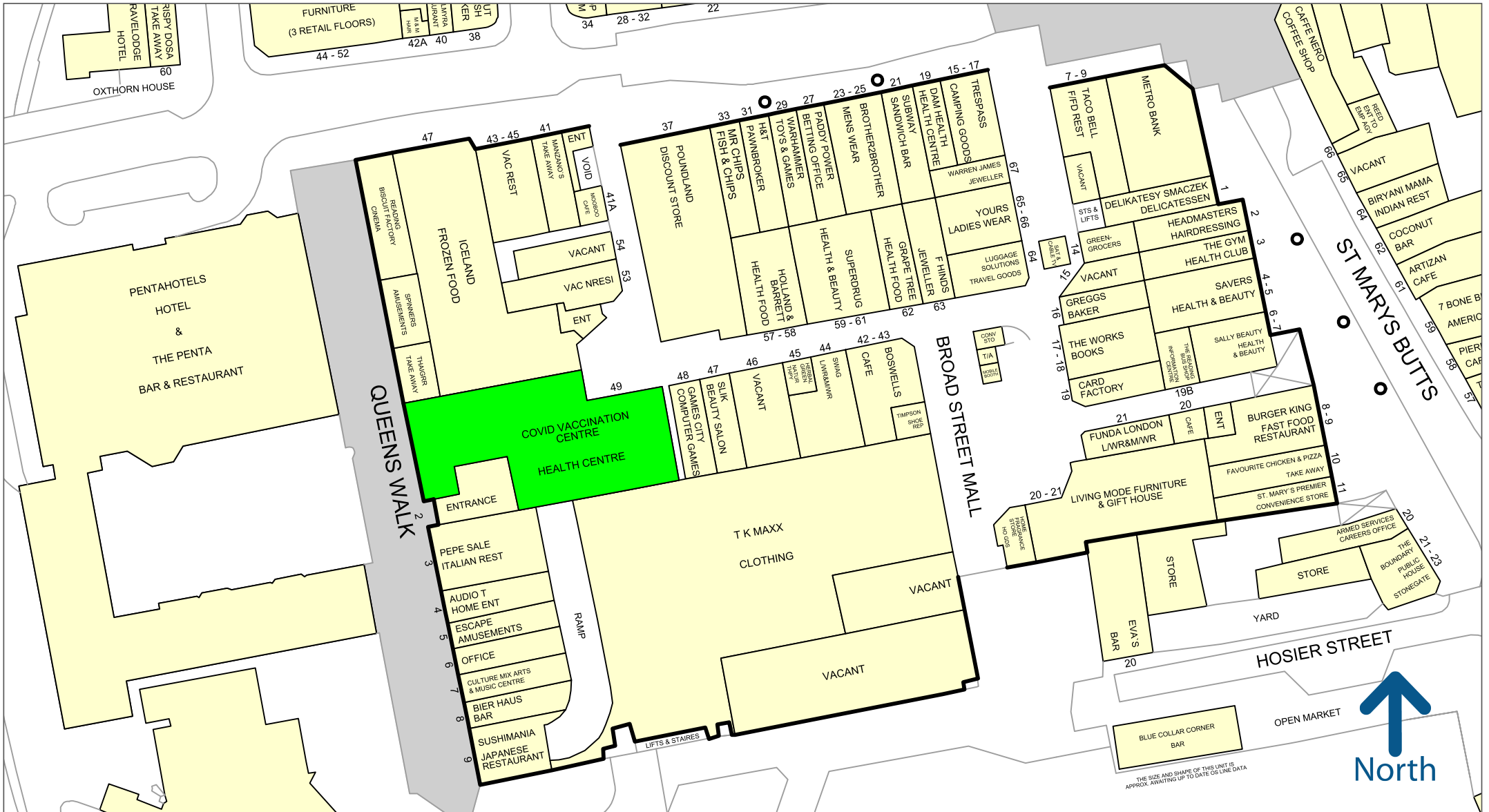
**Matt Beardall**                      **07912 746923**  
matt.beardall@greenpartners.co.uk

**Freddie King**                      **07545 386694**  
freddie.king@greenpartners.co.uk

Or, **Hicks Baker**, contacting:

**Fiona Brownfoot**                  **0118 959 6144**  
f.brownfoot@hicksbaker.co.uk

*Subject to Contract*



50 metres

Experian Goad Plan Created: 18/10/2022

Created By: Green and Partners

For more information on our products and services:

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