

PRIME LEISURE OPPORTUNITY READING 1B & 1C QUEEN'S WALK

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 1300 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 comprising the following areas:

Ground Floor 1,592 sq. ft. (147.90 sq. m)

Lease

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

Rent

£40,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £6,544 per annum.



Business Rates

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

Rateable Value	£27,000
UBR (23/24)	0.499p

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:

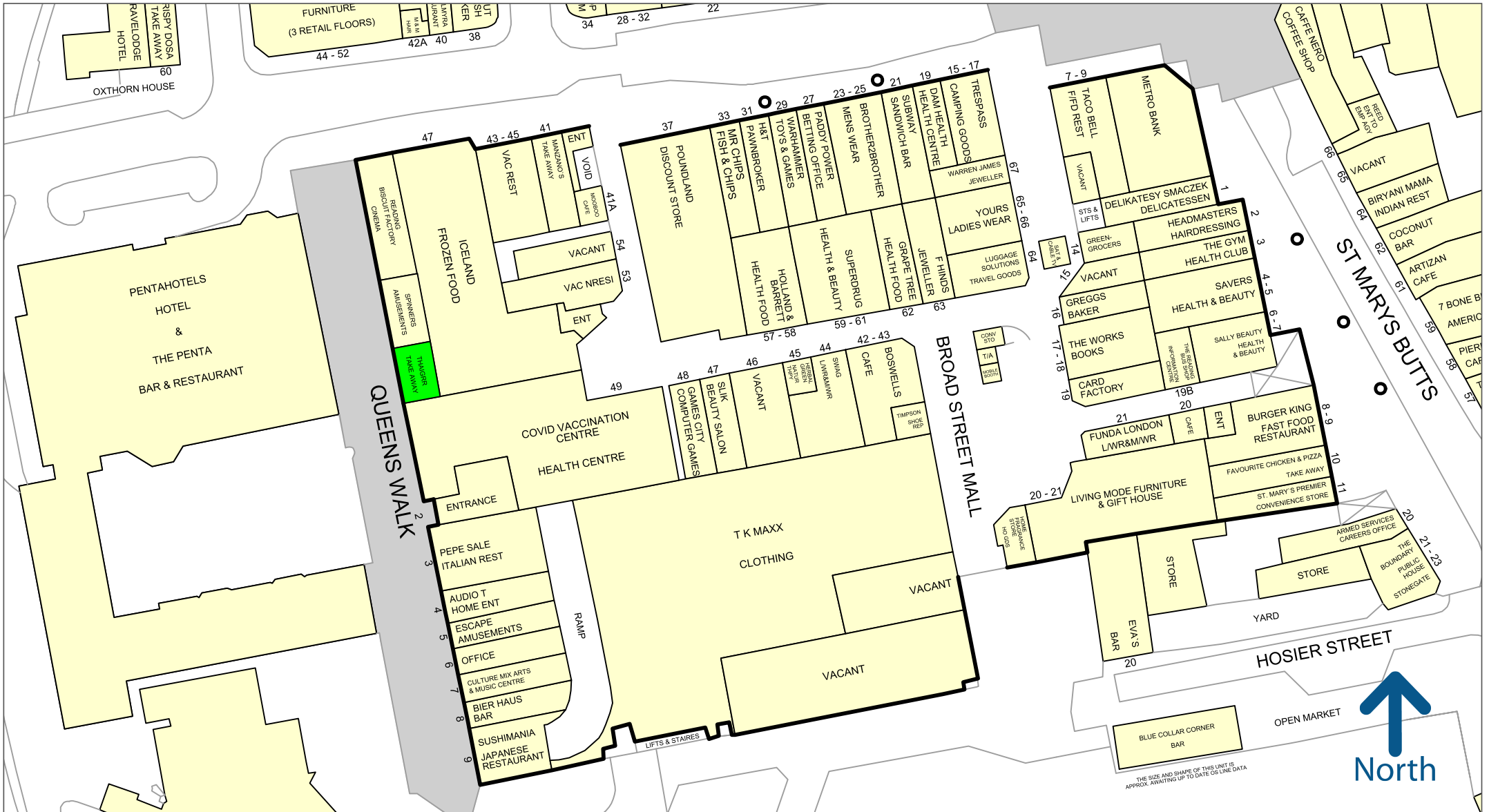
Matt Beardall 07912 746923
matt.beardall@greenpartners.co.uk

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:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

