

PRIME CLASS E OPPORTUNITY

READING

23-25 Oxford Road

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 unit fronting the Centre, adjoining **Paddy Power** and **Subway**.

Other prominent occupiers include **Muffin Break, 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:

Ground Floor	2,473 sq. ft.	(229.75 sq. m)
Basement	873 sq. ft.	(81.10 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 £14,782 per annum.

Business Rates

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

Rateable Value	£66,500
UBR (24/25)	0.546p

All parties are to be advised to make their own enquiries 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

