

CLASS E OPPORTUNITY

READING

124-135 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 1300 new homes as well as a unique cultural hub within the heart of the town.

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 unit is arranged over first floor, providing the following areas:

First Floor	20,977 sq. ft. (1,949 sq. m)
First Floor Ancillary	1,600 sq. ft. (149 sq. m)

Lease

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

Upon application.

Service Charge

The current service charge for the financial year is £179,000 per annum.

Business Rates

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

Rateable Value	£114,000
UBR (24/25)	0.546p

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

EPC

The property has an EPC rating of C 67. A full report is available upon request.

Legal Costs

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

Viewing

Subject to vacant possession and strictly by appointment through joint agents, **Green & Partners**, contacting:

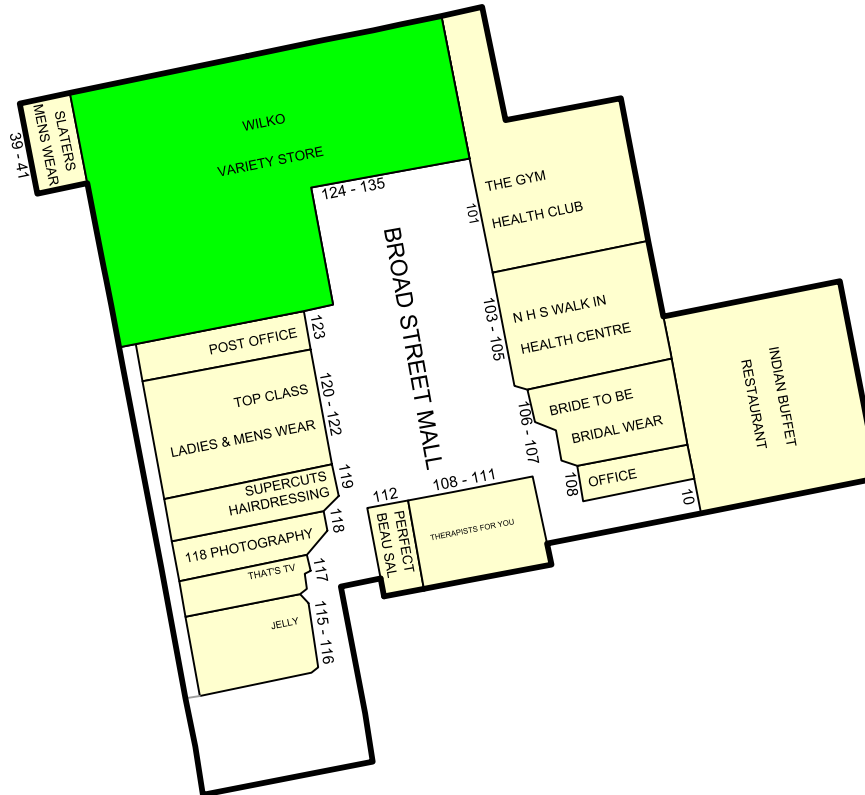
Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

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

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Created By: Green and Partners

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