PRIME CLASS E OPPORTUNITY

READING 65-66 Broad Street Mall

Subject to Vacant Possession

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 on the main mall of the scheme adjacent to **F. Hinds** and opposite **Greggs.**

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:

Ground Floor	1,815 sq. ft.	(168.61 sq. m)
Basement	395 sq. ft.	(36.69 sq. m)
Total	2,210 sq. ft.	(205.31 sq. m)

Lease

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

Rent

£57,500

per annum exclusive.

Service Charge

The current service charge for the financial year is $\pm 25,568$ per annum.

Business Rates

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

Rateable Value	£36,096
UBR (24/25)	0.499p

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

EPC

The property has an EPC rating of D 77. A full report 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 Beardall07912 746923matt.beardall@greenpartners.co.uk

Freddie King 07545 386694

freddie.king@greenpartners.co.uk

Or, Hicks Baker, contacting:

Fiona Brownfoot0118 959 6144f.brownfoot@hicksbaker.co.uk

Subject to Contract

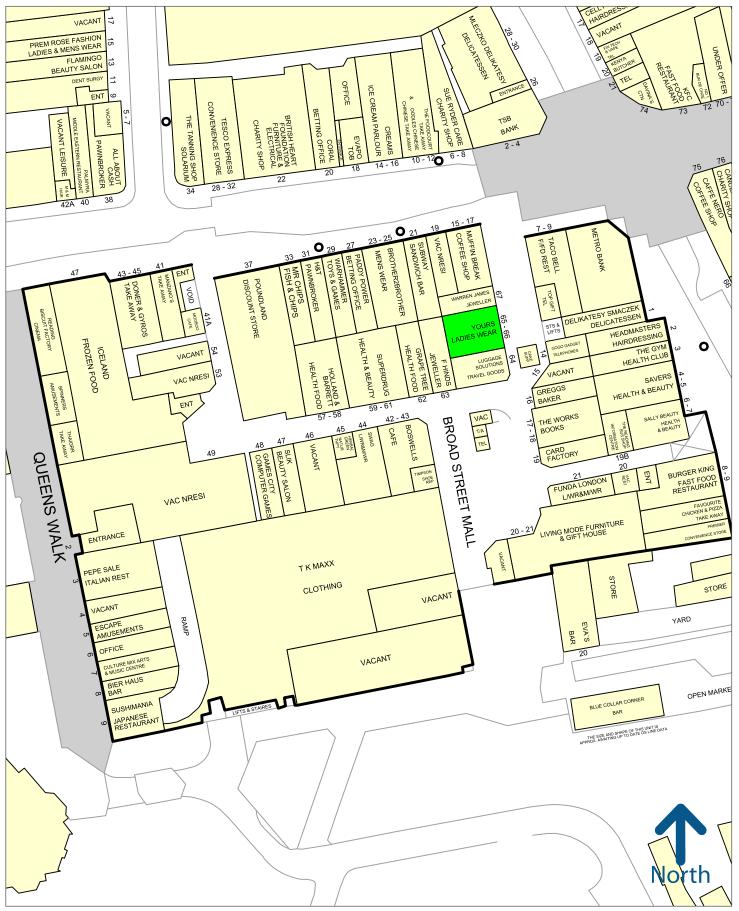
green&partners

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Map data

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