

## 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:

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

**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 £25,568 per annum.

**Business Rates**

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

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

All parties are to be 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:

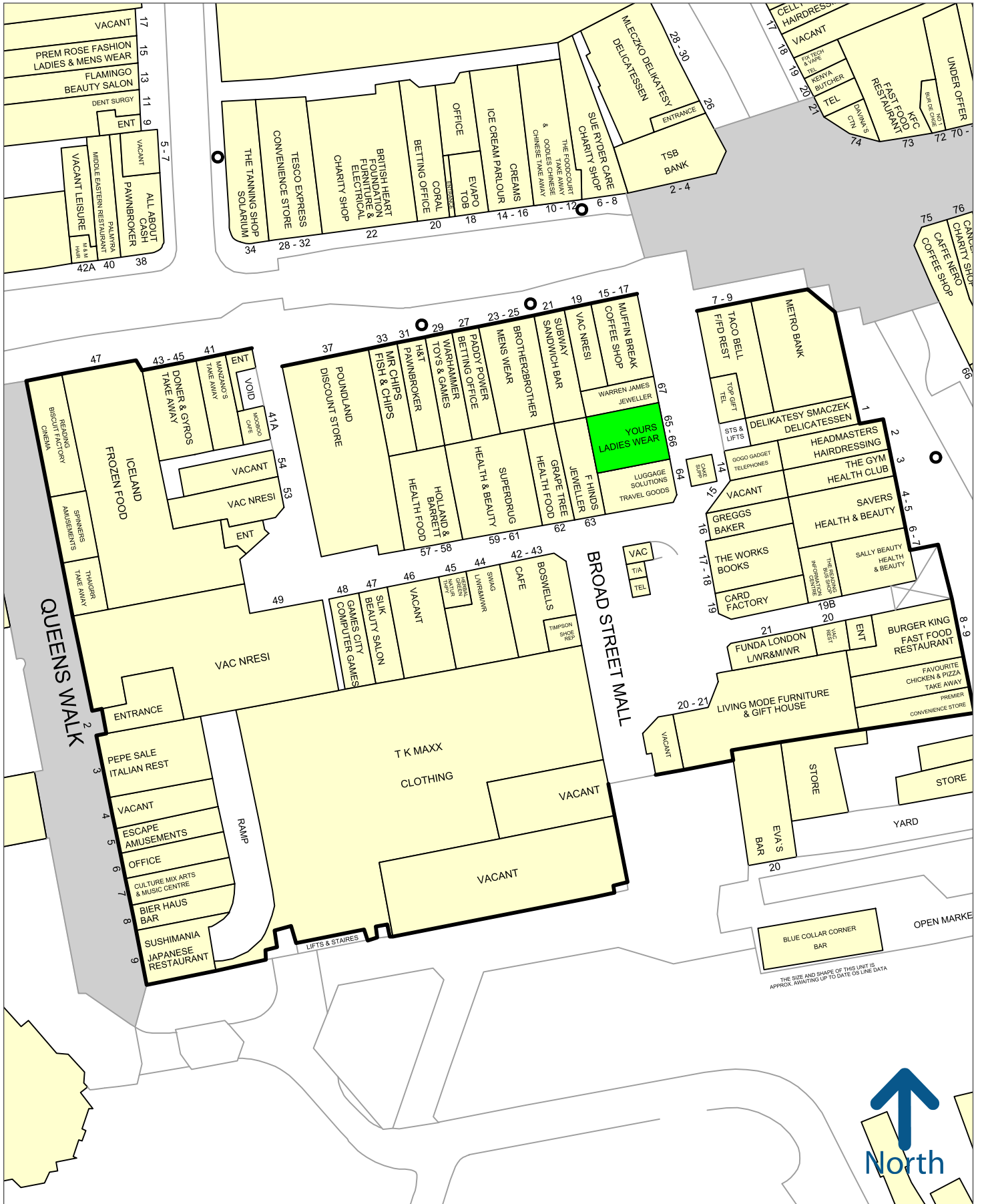
**Matt Beardall**                      **07912 746923**  
matt.beardall@greenpartners.co.uk

**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: 03/04/2024  
Created By: Green and Partners



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