

# PRIME CLASS E OPPORTUNITY

## READING

### Unit 46

### Broad Street Mall

#### Description

Broad Street Mall provides 400,000 sq. ft. of retail and leisure accommodation, 750 parking spaces. 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 on the ground floor of the Centre. Other notable retailers within the scheme are **Poundland**, **Holland & Barrett** and **Boswells Café**.

Please refer to the attached copy of the street traders plan for further details.

#### Accommodation

The premises are arranged over ground and basement floors, comprising the following areas:

|                           |                      |                       |
|---------------------------|----------------------|-----------------------|
| <b>Ground Floor</b>       | 1,709 sq. ft.        | (158.77 sq. m)        |
| <b>Basement Ancillary</b> | 731 sq. ft.          | (67.91 sq. m)         |
| <b>Total</b>              | <b>2,440 sq. ft.</b> | <b>(226.68 sq. m)</b> |

#### Lease

A new lease is available direct from the landlord on terms to be agreed.

#### Rent

## £35,000

per annum exclusive.

#### Service Charge

The current service charge for the financial year is £35,849.54 per annum.

#### Business Rates

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

|                       |         |
|-----------------------|---------|
| <b>Rateable Value</b> | £37,500 |
| <b>UBR (25/26)</b>    | 0.499p  |

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

#### EPC

The property has an EPC rating of C. 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*

