

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:

Ground Floor	1,709 sq. ft. (158.77 sq. m)
Basement Ancillary	731 sq. ft. (67.91 sq. m)
Total	2,440 sq. ft. (226.68 sq. m)

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:

Rateable Value	£37,500
UBR (25/26)	0.499p

All parties are to advised to make their own enquires 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

