

PRIME CLASS E OPPORTUNITY READING Unit 38-41 Broad Street Mall

SUBJECT TO VACANT POSSESSION

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 **Muffin Break, Greggs, Poundland, Iceland, Taco Bell** 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 floors, comprising the following areas:

Ground Floor	21,376 sq. ft. (1,985.89 sq. m)
Basement	20,365 sq. ft. (1,891.97 sq. m)
Total	41,741 sq. ft. (3,877.86 sq. m)

Ground floor is available in isolation.

Lease

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

Rent

Rent upon application.

Service Charge

The current service charge for the financial year is £140,986 per annum.



Business Rates

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

Rateable Value	£221,000
UBR (26/27)	0.43p

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

EPC

The property has an EPC rating of C 74. 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

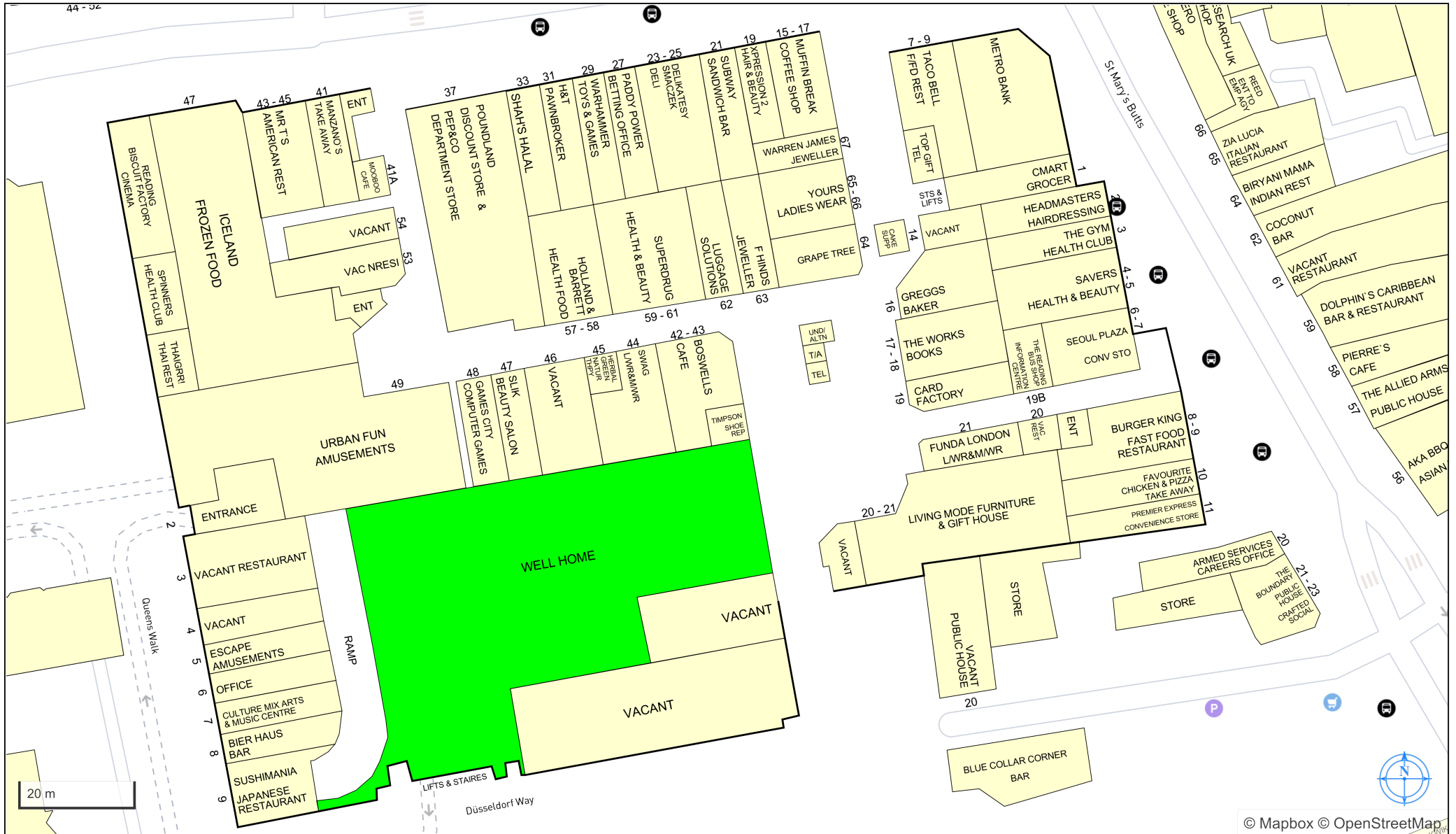
Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Or, **Hicks Baker**, contacting:

Fiona Brownfoot **0118 959 6144**
f.brownfoot@hicksbaker.co.uk

Richard Duncan **07355 034894**
r.duncan@hicksbaker.co.uk

Subject to Contract



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