

Reading's favourite Shopping Centre

UNIT 46 BROAD STREET MALL

TO LET

NEW
LOOK

METRO
BANK

wilko

TKmaxx



Reading is an affluent Thames Valley commuter town and a major office centre in its own right. The town has a primary catchment of approximately 669,000 people.

Broad Street Mall is centrally located in the heart of Reading and provides large stores for **TK Maxx and New Look**.

The scheme has an average footfall of circa 170,000 people per week, providing 400,000 sq.ft. of retail space across 85 shops and offers approximately 750 parking spaces.

The subject premises are situated opposite the new Poundland (opening January 2019) and Holland & Barrett with other nearby retailers including New Look, F. Hinds, BoswellsCafe, Greggs and BrightHouse

SUBJECT TO CONTRACT

November 2018

THE PROPERTY

GROUND FLOOR SALES	1,717 sq ft
BASEMENT ANCILLARY	714 sq ft

LEASE TERMS

A new effectively full repairing and insuring lease for a term to be agreed.

RENT

£45,000 per annum exclusive

SERVICE CHARGE

£19,497 per annum

EPC

The property has an EPC rating of C. A full EPC certificate is available upon request.

RATES

RATEABLE VALUE	£53,500
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Rates payable maybe subject to transitional relief. Interested parties are advised to make their own enquiries to the Local Authority on 0118 937 3727.

COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

POSTCODE

RG1 7QG

VIEWING

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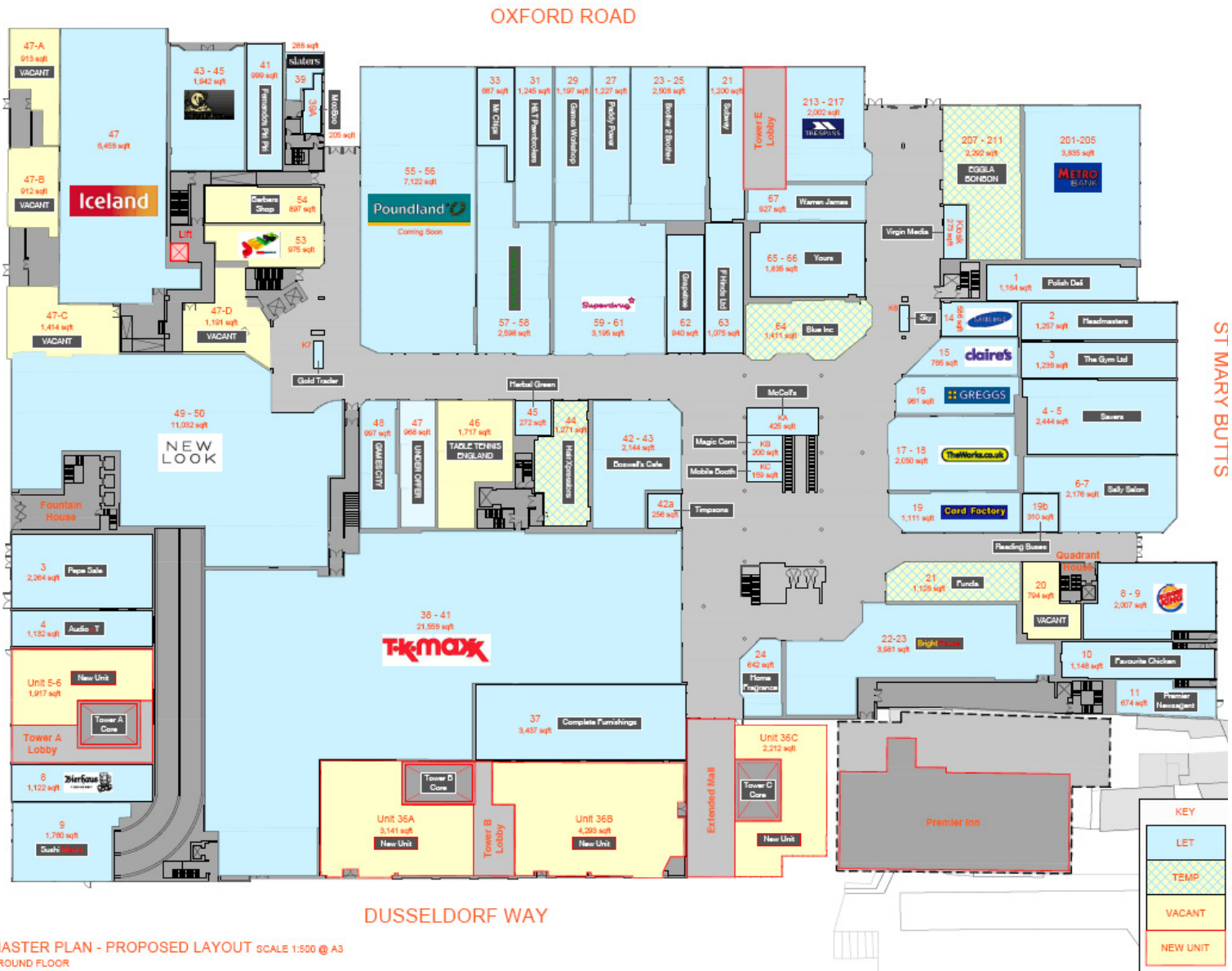
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Misrepresentation Act

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