

Reading's favourite Shopping Centre

UNIT 53 BROAD STREET MALL TO LET

SITUATED AT ENTRANCE FROM OXFORD ROAD NEXT TO ARGOS



NEW
LOOK



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, New Look and Argos**.

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 Poundworld with other nearby retailers including New Look, Holland & Barrett and Games City..

SUBJECT TO CONTRACT
JANUARY 2017

THE PROPERTY

GROUND FLOOR SALES	107.95m ²	1,162 sq ft
FIRST FLOOR ANCILLARY	107.67m ²	1,159 sq ft
BASEMENT ANCILLARY	99.49m ²	1,071 sq ft

LEASE TERMS

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

RENT

£32,000 per annum

SERVICE CHARGE

£21,054 per annum

EPC

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

RATES

We are verbally informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

RATEABLE VALUE	£36,500
UBR (2016/2017)	49.7P
RATES PAYABLE (2016/2017)	£18,140.50

Interested parties are advised to make their own enquiries to the Local Authority.

COSTS

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

POSTCODE

RG1 7QE

VIEWING

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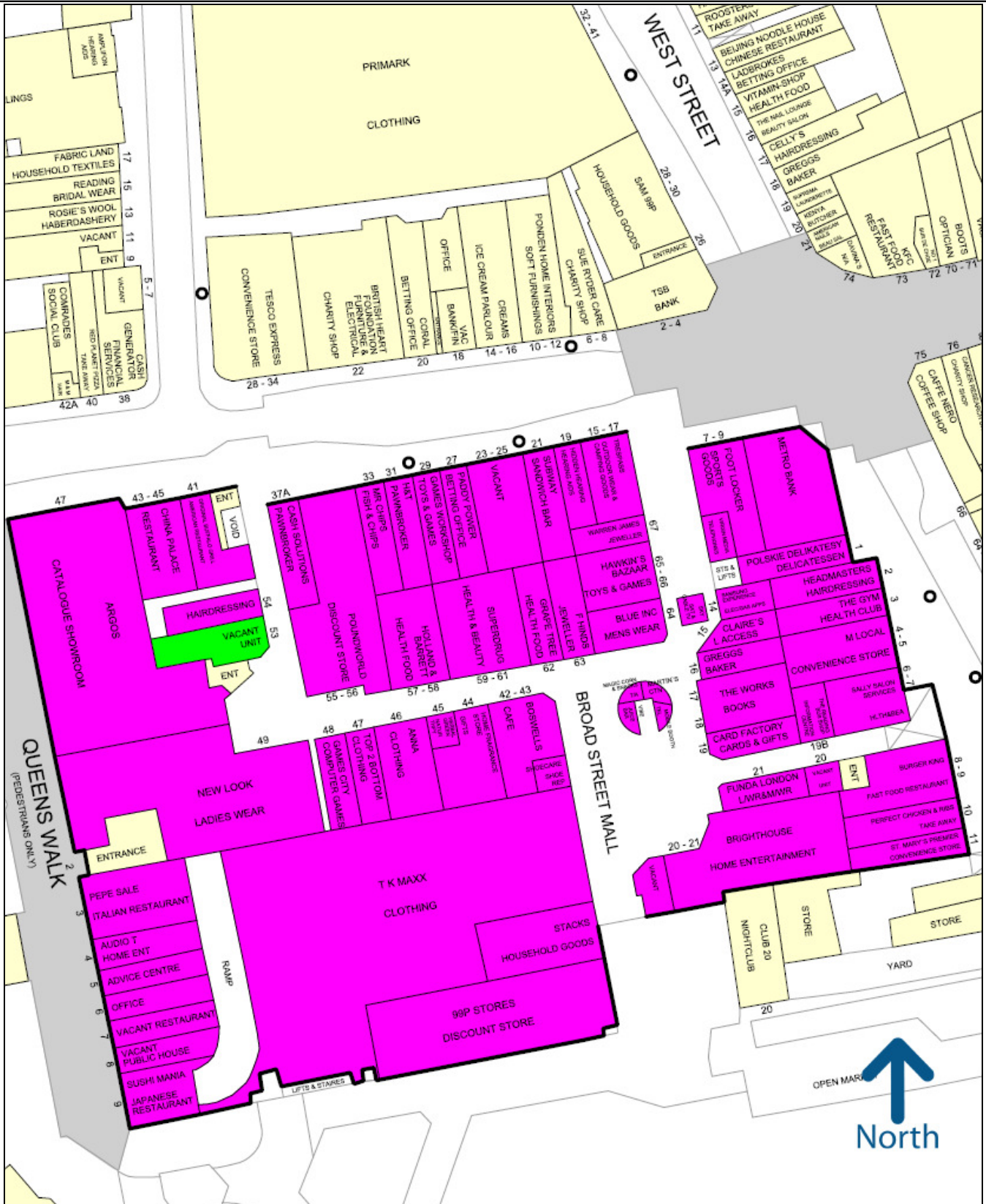
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Misrepresentation Act

GCW and Hicks Baker for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein; and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property. August 2016.