

Reading's favourite Shopping Centre

19 OXFORD ROAD, BROAD STREET MALL TO LET

NEW
LOOK

METRO
BANK

wilko

TKmaxx



THE PROPERTY

GROUND FLOOR	
SALES	2,292 sq ft
ITZA	1,201 sq ft
BASEMENT	
ANCILLARY	1,492 sq ft

LEASE TERMS

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

RENT

£115,000 per annum

SERVICE CHARGE

£27,622 per annum

EPC

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

RATES

RATEABLE VALUE	£114,000
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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

Reading is an affluent Thames Valley commuter town and a major office centre in it's 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 adjacent to the main Oxford Road entrance to the scheme with nearby retailers including Trespass, Metro Bank, Yours Clothing and Virgin Media.

SUBJECT TO CONTRACT
November

VIEWING

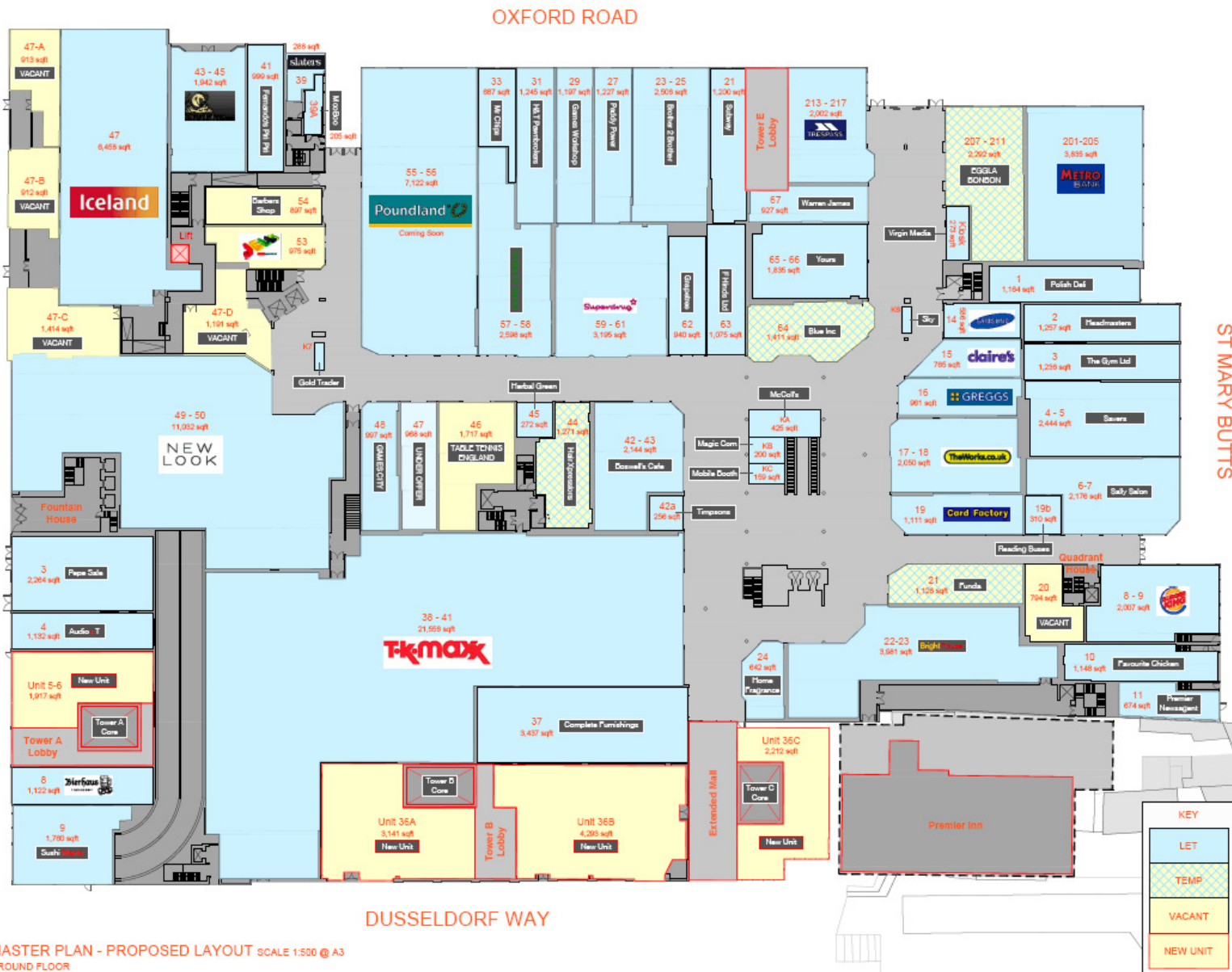
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Misrepresentation Act

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.