

To Let 124/135 Broad Street Mall, Reading RG1 7QE

- First floor unit
- Located within Broad Street Mall
- Good location

- Retailers closeby: Post Office, Age UK, NHS Walk In Centre
- Broad Street Mall is part of Phase 1 of the Minister Quarter regeneration scheme 1300 new homes as well as a unique cultural hub within the heart of the town.

First floor	20,977 sq ft	Rent	on application
First floor ancillary	1,600 sq ft	Est. Service Charge y/e 03/26	£265,228.30 p.a.
TOTAL	22,577 sq ft	Est. Buildings Insurance	£10,961.19 p.a.
		Rates Payable	£62,244 p.a.









USE Class E

TENURE Leasehold

TERM A new lease is available direct from the Landlord on terms to be agreed

RATEABLE VALUE £114,000. For further information on Retail, hospitality and leisure relief, visit -

https://www.tax.service.gov.uk/business-rates-find/search

The unit is within the BIDS area which implements an additional 1% levy on rates for the properties with rateable values in excess of £10,000.

EPC B. Expires 16/01/2034

VAT is payable

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Transaction

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Lease code

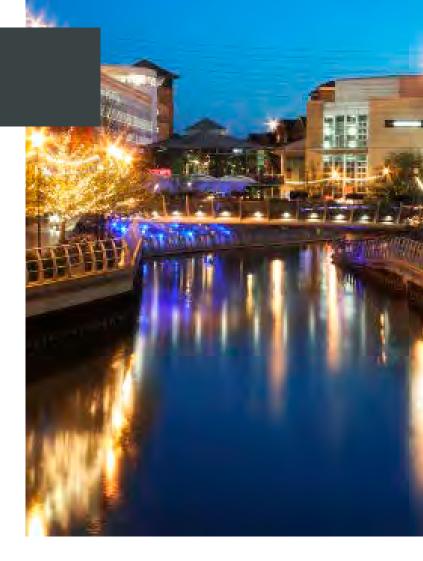
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website here.

Misrepresentations Act 1967

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Retail Facts

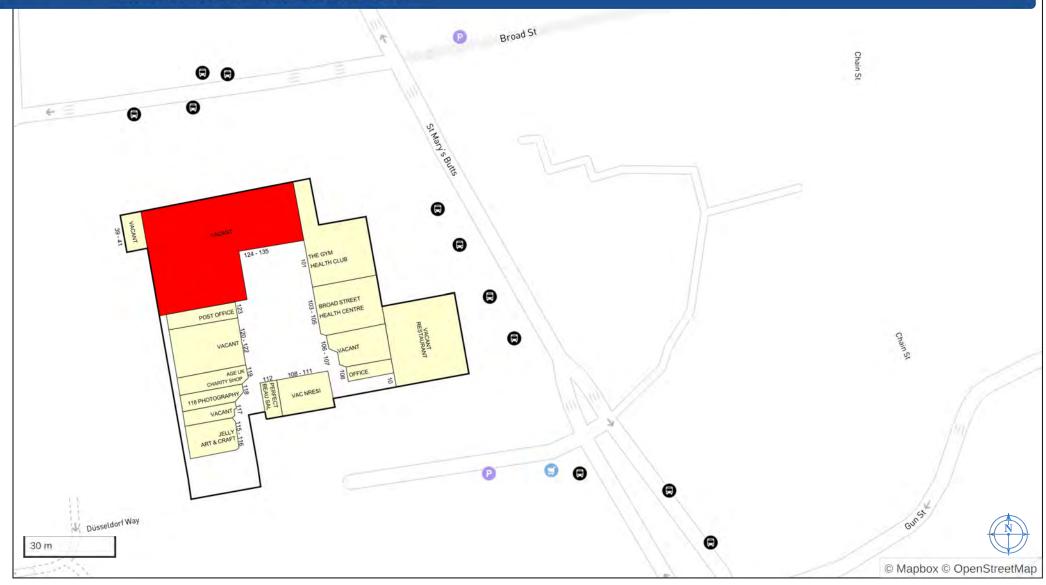
- No. 1 retail destination in the Thames Valley
- Fastest growing economy in the Thames Valley over the last 20 years
- Reading has the 10th highest start up rate in the UK and is home to 13 of the world's top 30 brands
- 6th highest employment rate
- 15m visitors to the town p.a.
- 4th highest average wage in UK
- 1.3 Resident population
- 40,000 office workers
- 612 retail and leisure facts





Reading (FF 124-135 BSM)

Modified: 28-Oct-25 14:59:40 / Surveyed: 28-Oct-24







Reading (BSM GF 281025)

Modified: 28-Oct-25 14:39:50 / Surveyed: 28-Oct-24



