hicks baker
commercial property

Retail



Short Term Letting Available

120-122 Broad Street Mall, Reading RG1 7QA

- Close to the shopping centre's car park entrance
- Lease available with a mutual rolling break option, subject to 3 months notice.
- Part of Broad Street Mall Shopping Centre
- Other retailers in the centre include: Poundland, Holland and Barratt, H Samual, Gregs, Age UK, Post Office, NHS Centre and The Gym Group

First floor	3,416 sq ft	**Rent:**	£43,000 p.a.
Second floor	1,022 sq ft	**Est. Service Charge y/e 03/26**	£65,952.82 p.a.
TOTAL	4,438 sq ft	**Est. Buildings Insurance**	£2,405.67 p.a.

For more information please contact Hicks Baker

T: 0118 959 6144 E: retail@hicksbaker.co.uk W: hicksbaker.co.uk









USE	**Class E**
TENURE	Leasehold
TERM	A new lease is available direct from the Landlord on terms to be agreed
RATEABLE VALUE	£30,500. 2026 List. The unit is within the BIDS area which implements an addtional 1% levy on rates for the properties with rateable values in excess of £10,000.
EPC	C. Expires 16/1/2034
VAT	VAT is payable

Fiona Brownfoot
Green & Partners
E: f.brownfoot@hicksbaker.co.uk
T: +44 (0) 118 959 6144 Option 1

Freddie King
Green & Partners
E: freddie.king@greenpartners.co.uk
T: +44 (0) 20 7659 4838

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RICS

Transaction Management Advice

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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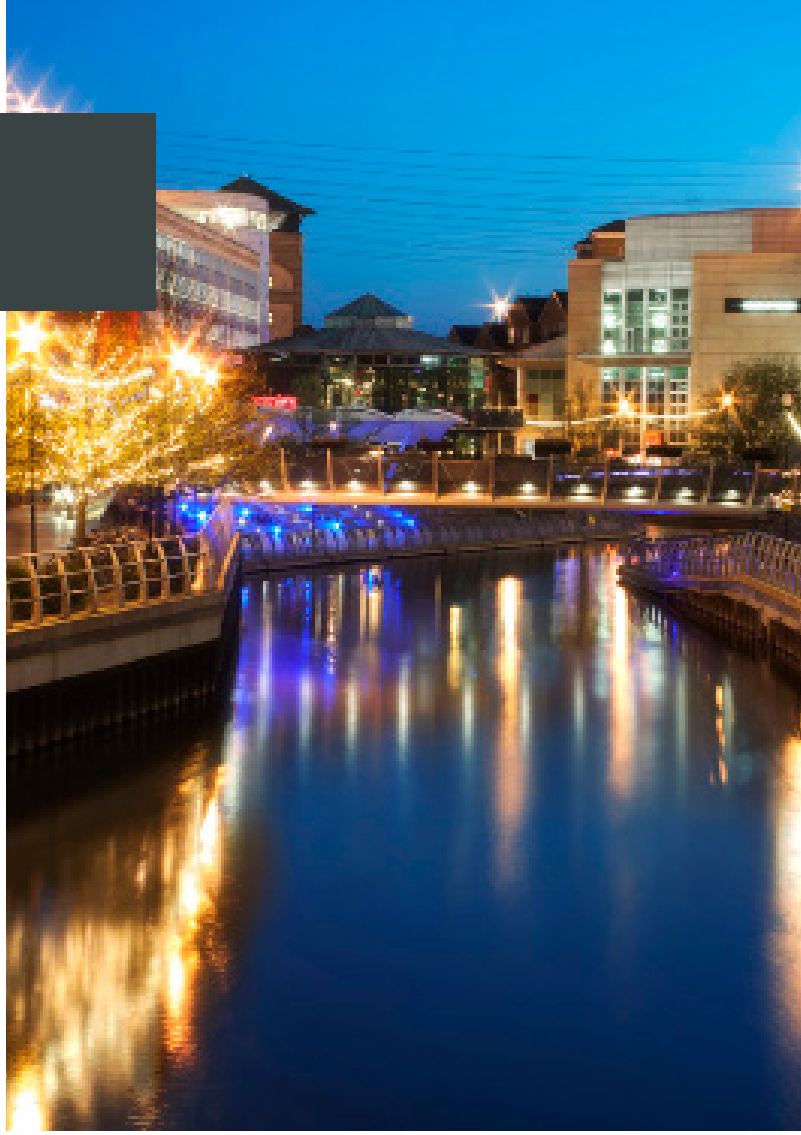

- No. 1 retail destination in the Thames Valley
- Fastest growing economy in the Thames Valley over the last 20 years
- Reading has the 10th highest start up rate in the UK and is home to 13 of the world's top 30 brands
- 6th highest employment rate
- 15m visitors to the town p.a.
- 4th highest average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

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