



## 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 Samuel, Gregs, Age UK, Post Office, NHS Centre and The Gym Group

<b>First floor</b>	3,416 sq ft	<b>Rent:</b>	£43,000 p.a.
<b>Second floor</b>	1,022 sq ft	<b>Est. Service Charge y/e 03/26</b>	£65,952.82 p.a.
<b>TOTAL</b>	4,438 sq ft	<b>Est. Buildings Insurance</b>	£2,405.67 p.a.
<b>ITZA</b>	TBC	<b>Rates payable</b>	£11,651 p.a.

For more information please contact Hicks Baker

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<b>USE</b>	<b>Class E</b>
<b>TENURE</b>	Leasehold
<b>TERM</b>	A new lease is available direct from the Landlord on terms to be agreed
<b>RATEABLE VALUE</b>	£30,500. 2026 List.  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.
<b>EPC</b>	C. Expires 16/1/2034
<b>VAT</b>	VAT is payable

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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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