



Short Term Letting Available

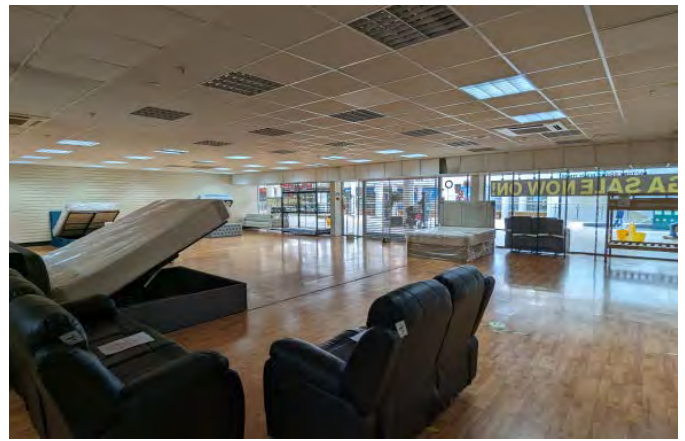
120-122 Broad Street Mall, Reading RG1 7QA

- 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, Gregs, Age UK, Post Office, NHS Health 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.
ITZA	TBC	Rates payable	£14,720 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	£29,500. 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	C. Expires 16/1/2034
VAT	VAT is payable

Fiona Brownfoot

Retail and Leisure

E: f.brownfoot@hicksbaker.co.uk

T: +44 (0) 118 955 7083

Freddie King

Retail and Leisure

E: freddie.king@greenpartners.co.uk

T: +44 (0) 20 7659 4838

Date of publication: April 2024



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

Hicks Baker for themselves and for the vendors or lessors of this property, whose agents they are give, notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hicks Baker has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT.

