



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

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	£11,651 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 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

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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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