

UNIT 1A QUEENS WALK - TO LET

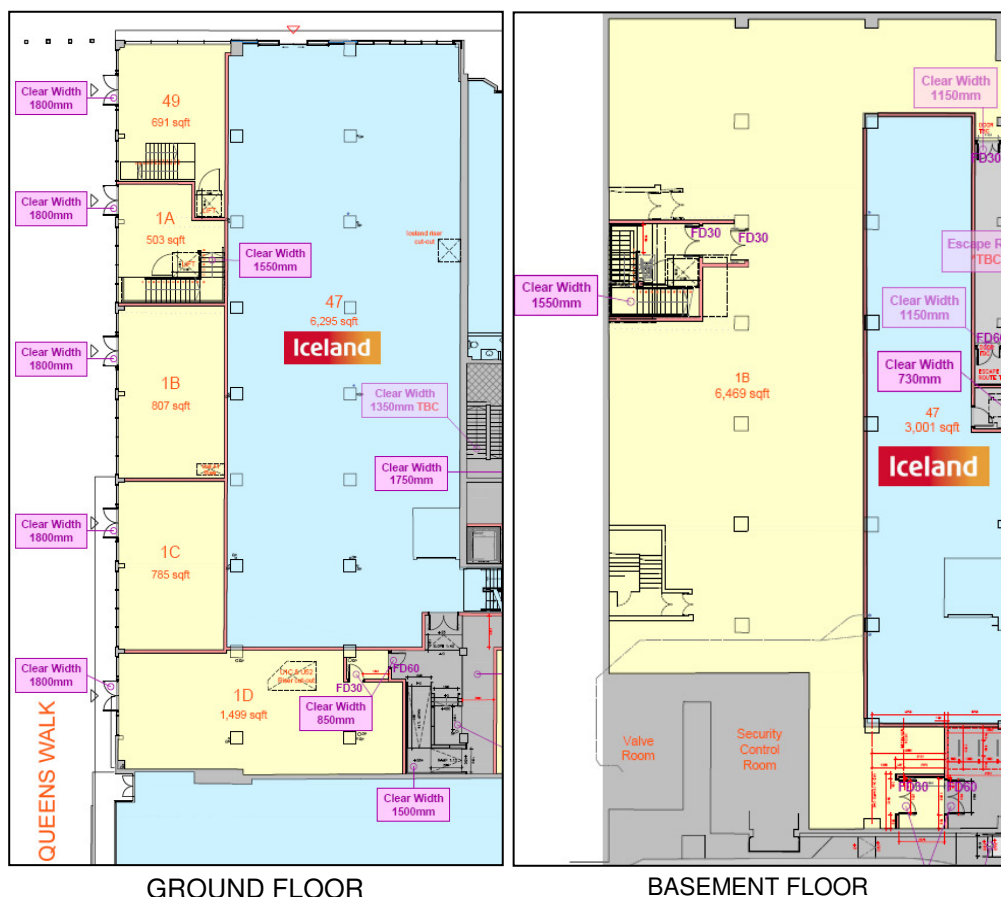
AVAILABLE FROM Q4/2019

NEW
LOOK

METRO
BANK

wilko

TKmaxx



THE PROPERTY

GROUND FLOOR ENTRANCE	503 sq ft
BASEMENT	6,469 sq ft
TOTAL	6,972 sq ft

LEASE TERMS

A new effectively full repairing and insuring lease for a term to be agreed.

RENT

£70,000 per annum

SERVICE CHARGE

£24,700 per annum (Est)

INSURANCE

TBA

USE

The property has D2 planning consent.

EPC

TBC
A full EPC certificate is available upon request.

RATES

RATEABLE VALUE	£66,250 (EST)
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Rates payable maybe subject to transitional relief.
Interested parties are advised to make their own enquiries to the Local Authority on 0118 937 3727.

VAT

VAT is payable.

COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

POSTCODE

RG1 7QF



SUBJECT TO CONTRACT
August 2019

Reading is an affluent Thames Valley commuter town and a major office centre in its own right. The town has a primary catchment of approximately 669,000 people.

Broad Street Mall is centrally located in the heart of Reading and provides large stores for **TK Maxx** and **New Look**.

The scheme has an average footfall of circa 170,000 people per week, providing 400,000 sq.ft. of retail space across 85 shops and offers approximately 750 parking spaces.

VIEWING

Rowen Grandison

020 7861 5191

rowen.grandison@knightfrank.com

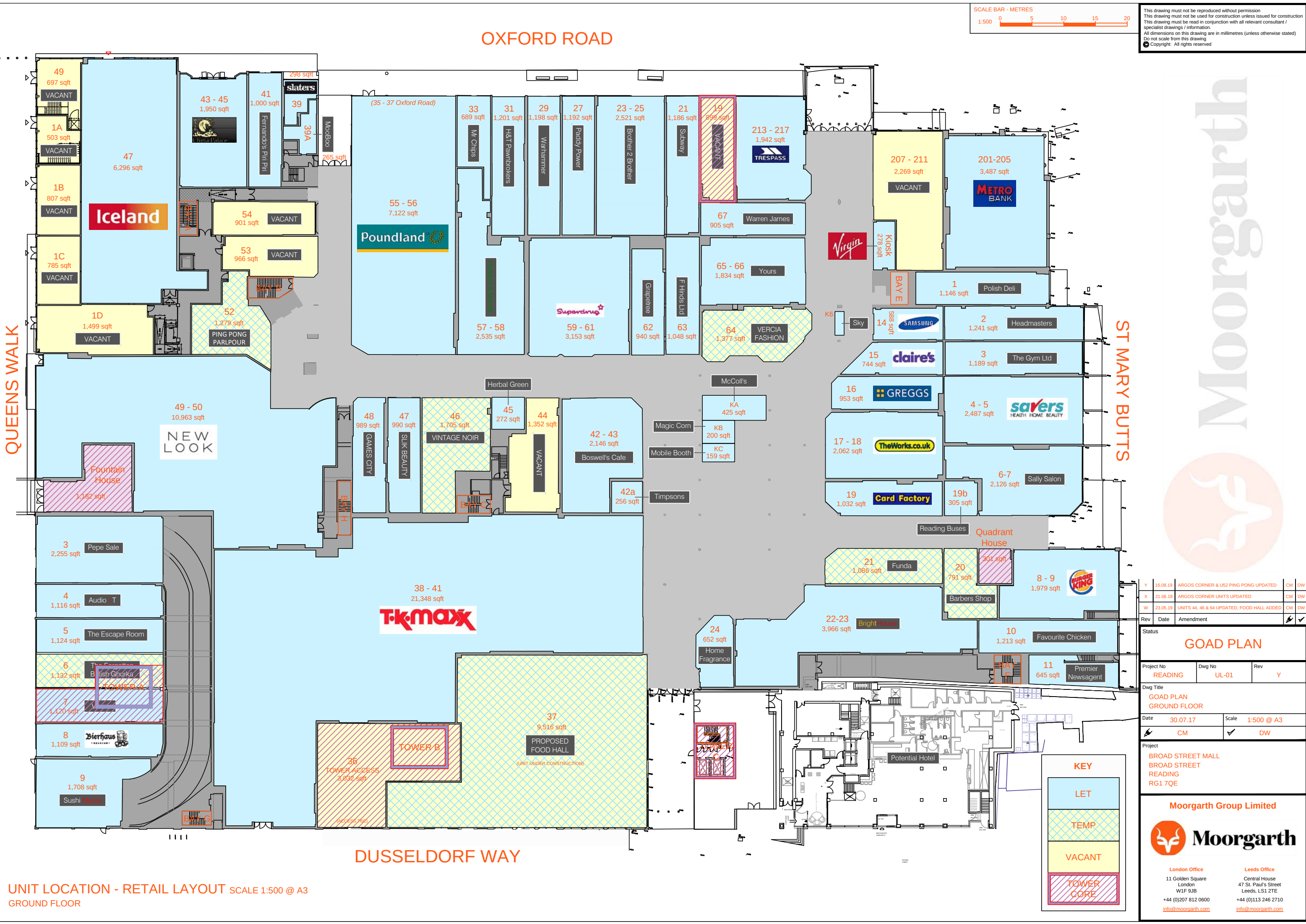
Fiona Brownfoot

0118 955 7083

f.brownfoot@hicksbaker.co.uk

Misrepresentation Act

Knight Frank and Hicks Baker for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property. November 2018.



UNIT LOCATION - RETAIL LAYOUT SCALE 1:500 @ A3
GROUND FLOOR

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This drawing must be read in conjunction with all relevant consultant / specialist drawings / information.
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Y	16.08.19	ARGOS CORNER & U52 PING PONG UPDATED	CM	DW
X	21.06.19	ARGOS CORNER UNITS UPDATED	CM	DW
W	23.05.19	UNITS 44, 46 & 64 UPDATED, FOOD HALL ADDED	CM	DW
Rev	Date	Amendment		

GOAD PLAN			
Project No	Dwg No	Rev	
READING	UL-01	Y	
Dwg Title			
GOAD PLAN GROUND FLOOR			
Date	30.07.17	Scale	1:500 @ A3
	CM		DW
Project			
BROAD STREET MALL BROAD STREET READING RG1 7QE			

Moorgarth Group Limited



Moorgarth

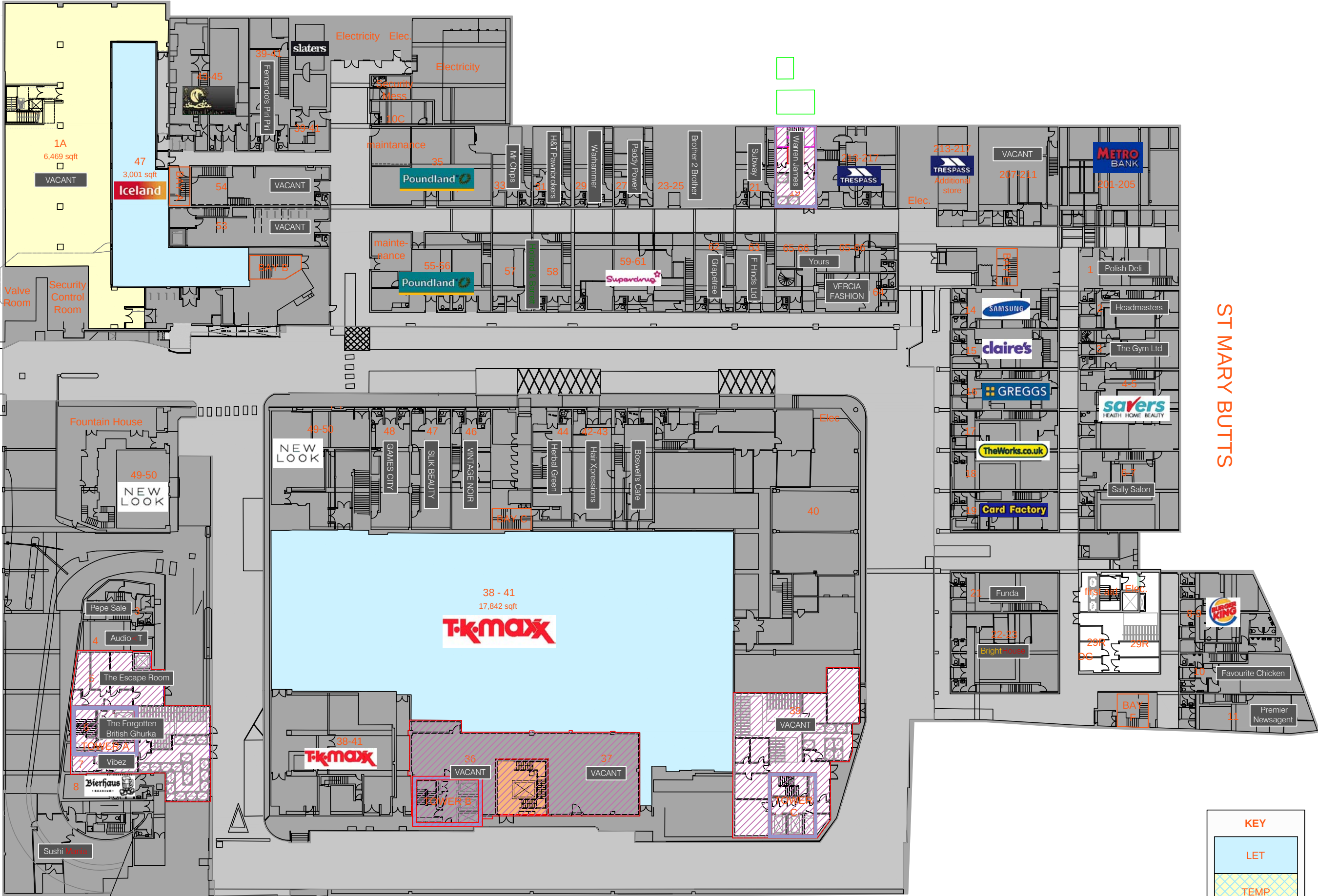
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OXFORD ROAD



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ST MARY BUTTS



M	16.08.19	EX. ARGOS CORNER UNIT AREAS UPDATED	CM	DW
L	10.04.19	EX. ARGOS CORNER UNIT AREAS UPDATED	CM	DW
K	26.03.19	BASEMENT STORE FOR TRESPASS UPDATED	CM	DW
Rev	Date	Amendment		

Status			
GOAD PLAN			
Project No	Dwg No	Rev	
READING	UL-00	M	
Dwg Title			
GOAD PLAN			
BASEMENT LAYOUT			
Date	30.07.17	Scale	1:500 @ A3
	CM		DW
Project			
BROAD STREET MALL			
BROAD STREET			
READING			
RG1 7QE			

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UNIT LOCATION - RETAIL LAYOUT SCALE 1:500 @ A3
BASEMENT FLOOR

DUSSELDORF WAY

KEY

- LET
- TEMP
- VACANT
- TOWER CORE