

114/115 Broad Street  
**Reading, RG1 2BA**



100% prime retail investment sandwiched between John Lewis and Primark.

**GCW.**



## Key Investment Overview.

- Reading is a dominant regional retail centre
- Prime Broad Street between John Lewis and Primark, also opposite M&S
- Let entirely to EE until January 2028 at a passing rent of £214,500 p.a.
- EE recently removed their break option
- EE have consolidated three stores into the subject property, demonstrating commitment
- Freehold

**£2,125,000**

reflecting

**9.50% NIY**

(Subject to contract and exclusive of VAT).





# Reading.

READING HAS A **LOW**  
**UNEMPLOYMENT**  
**RATE OF**  
**4%**

**£897M** STATION  
REDEVELOPMENT  
TO INCLUDE  
**CROSSRAIL**

**VARIED CATCHMENT**  
**POPULATION** OF 67%  
ABC1 SOCIAL GRADE  
  
(National average is 53%)



**EE HAS 21.7M** UK  
CUSTOMERS  
  
(2nd largest mobile  
network in the UK)

**SIGNIFICANT**  
**STUDENT**  
**POPULATION** OF  
**19,500**



**1,500+** NEW  
HOMES IN  
TOWN CENTRE  
DEVELOPMENT  
PIPELINE

**EXCELLENT**  
**TRANSPORT LINKS**  
WITH DIRECT  
TRAINS TO  
CENTRAL LONDON  
**IN 24 MINUTES**





# Local Area.



The Oracle is the dominant town centre scheme.



Newly redeveloped Reading Train Station is only a 5 minute walk away.



Broad Street Mall.



Marks & Spencer located opposite.



Broad Street has a thriving retail offering.



# Tenancy & Accommodation.

ADDRESS	TENANT	LEASE START	LEASE EXPIRY	RENT	AREA SQ FT	COMMENTARY
114/115 Broad Street	EE Limited	19/01/2018	18/01/2028	£214,500	Basement	991
					Ground Floor	2,037
					ITZA	896
					First Floor	802
					Second Floor	891
TOTAL				£214,500	4,721	

# Retailing Activity.

- Broad Street has experienced positive occupational demand over the last 12 months, with new lettings to Popeyes, Miniso and Vision Express resulting in minimal vacancy on prime Broad Street.
- This has been reflected within the activity on the street, with both traditional retailers and F&B acquiring new lettings.

“  
**4.3 years**  
**term certain**  
”

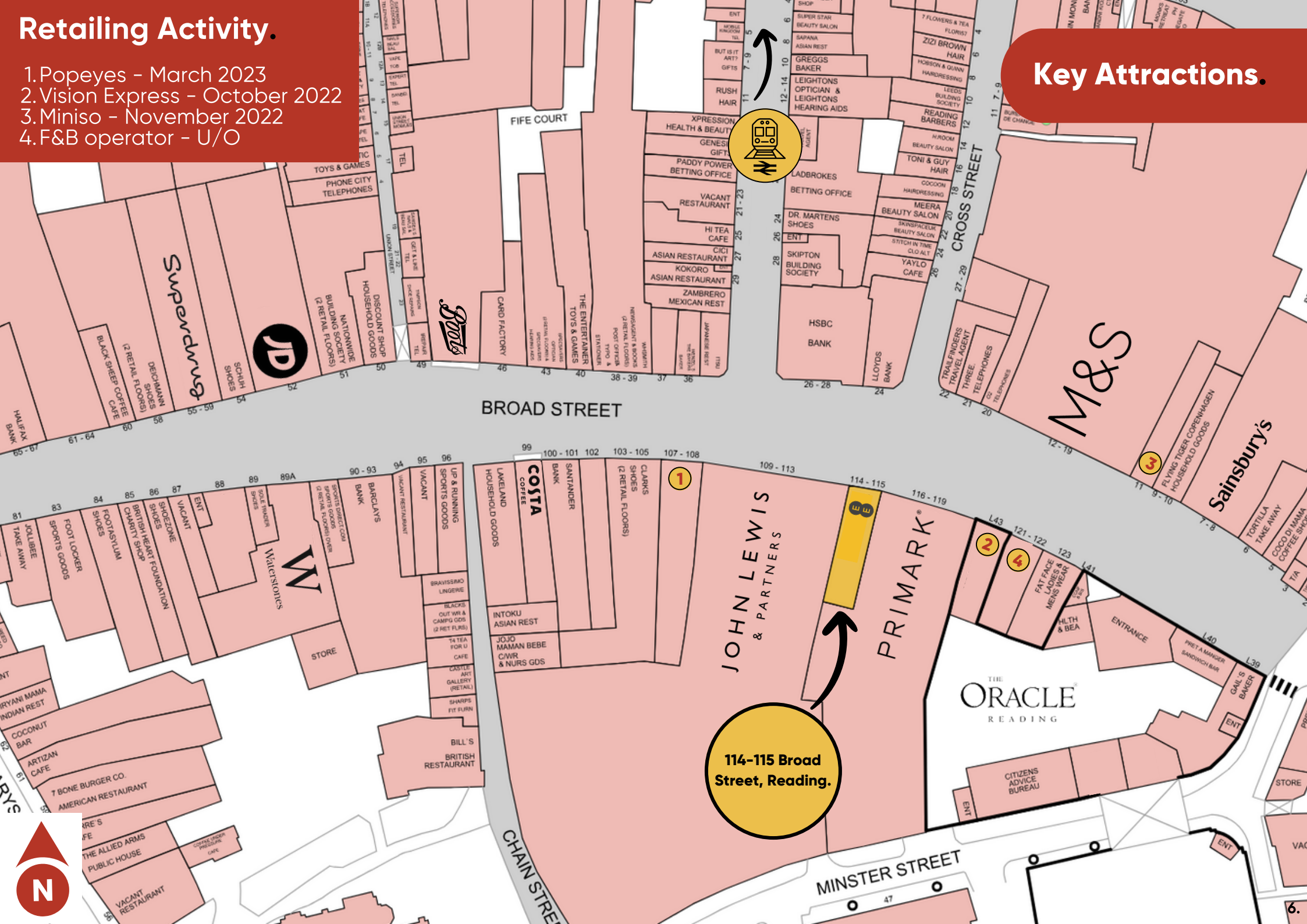




# Retailing Activity.

- 1. Popeyes - March 2023
- 2. Vision Express - October 2022
- 3. Miniso - November 2022
- 4. F&B operator - U/O

# Key Attractions.





## Proposal.

Offers in excess of

**£2,125,000**

Purchase at this price would reflect  
an NIY of

**9.50%**

Subject to contract and exclusive of VAT.  
Allowing for standard purchasers' costs.  
This will be treated as a TOGC.

## Tenure.

114/115 Broad Street is  
held **Freehold**.

## VAT.

This property is elected  
for VAT. It is anticipated  
that the sale will be  
treated by way of TOGC.





## Contact Details.

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Travel times and distances taken from Google Maps. October 2023