

Lot 3, 70/72 Broad Street, Reading, Berkshire RG1 2AF

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Valuable Freehold Ground Rent Investment

www.acuitus.co.uk

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Property Information

Valuable Freehold Ground Rent Investment

- Entirely let to K W Nelson Ltd until June 2057
- Valuable reversion in 32 years
- Entirely underlet to tenants trading as Paul Bakery & Café & No1 Currency Exchange at a total sublet rent of £98,000 pax
- Central location on pedestrianised Broad Street
- Nearby occupiers include Caffè Nero, KFC, Sports Direct, Next and Waterstones
- VAT - free investment

Lot

3

Auction

30th October 2025

Rent

£3,250 per Annum Exclusive

Status

Available

Sector

Ground Rent

Auction Venue

Live Streamed Auction

Location

Miles

26 miles south east of Oxford, 40 miles west of London

Roads

M4, A33, A329

Rail

Reading Railway Station (GWR & Elizabeth Line, 22 minutes to London Paddington)

Air

Heathrow Airport

Situation

Broad Street is Reading's prime pedestrianised retail thoroughfare, connecting Broad Street Mall to The Oracle Shopping Centre. The property occupies a prominent position on the western side of Broad Street, within a short walk of Reading Railway Station. Nearby occupiers include KFC, Caffè Nero, Sports Direct, Next and Waterstones.

Tenure

Freehold.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises two shops, one arranged on the ground floor & basement (72 Broad Street) and one arranged on the ground, first & second floors (70/71 Broad Street).

VAT

VAT is not applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
70/71 Broad Street - t/a Paul Bakery	-	-	-	K W NELSON LIMITED (Entirely sublet to tenants trading as Paul Bakery & Café and No1 Currency Exchange) (1)	99-year lease from 24/06/1958	£3,250
Ground	Retail/Ancillary	135.4 sq m	(1457 sq ft)			
First	Retail/Ancillary	90.9 sq m	(978 sq ft)			
Second	Ancillary	35.4 sq m	(381 sq ft)			
72 Broad Street - t/a No1 Currency Exchange	-	-	-			
Ground	Retail	13 sq m	(139 sq ft)			
Basement	Ancillary	54.6 sq m	(587 sq ft)			
Total Approximate Floor Area		329.3 sq m	(3,542 sq ft)			£3,250

(1) Please note that 70/71 Broad Street is underlet to Port Philip Services Limited (a franchisee of Apul (UK) Limited) t/a Paul Bakery on a 10-year sublease from 25/01/2024 at £70,000 per annum, subject to a rent review & tenant only option to determine on 25/01/2029. 72 Broad Street is underlet to Currency Exchange Corporation Limited (with a guarantee from Fexco International Ltd) t/a No1 Currency Exchange on a 10-year sublease from 15/04/2024 at £20,000 per annum rising to £28,000 per annum on 15/12/2025, subject to a rent review & tenant only break option on 25/01/2029.
N.B. The commercial floor areas stated above are those published by the Valuation Office Agency (<https://www.gov.uk/find-business-rates>).

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