

Lot 6, 4-6 Broad Street, Reading, Berkshire RG1 2BH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Prominent Freehold High Street Retail and Dental Surgery Investment

www.acuitus.co.uk

Lot 6, 4-6 Broad Street, Reading, Berkshire RG1 2BH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Property Information

Prominent Freehold High Street Retail and Dental Surgery Investment

- Two adjoining mixed use buildings
- Shops trading as Tortilla, Caffè Nero and Reading Smiles
- Central location on pedestrianised Broad Street
- Opposite The Oracle Shopping Centre
- Total approx. floor area 808.80 sq. m. (8,707 sq. ft.) over Ground, Basement, First and Second Floors
- Nearby occupiers include Primark, Boots, McDonald's, H&M, Starbuck's, Sainsbury's and Marks & Spencer

Lot

6

Auction

17th September 2026

Rent

£240,000 per Annum Exclusive

Status

Available

Sector

Mixed Use

Auction Venue

Live Streamed Auction

On Behalf of a Major Fund

Location

Miles

40 miles west of Central London, 26 miles south-east of Oxford, 17 miles north of Basingstoke

Roads

M4 (J10,11 and 12), A33, A329 (M),A4

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, forming the town's principal shopping street and connects Broad Street Mall with The Oracle Shopping Centre (opposite). The property occupies a prominent position on the eastern side of Broad Street, in the heart of Reading town centre and within a short walk of Reading Railway Station. Nearby occupiers include Primark, Boots, McDonald's, H&M, Greggs, Vodafone, EE, Waterstones, Starbuck's, Sainsbury's and Marks & Spencer.

Tenure

Freehold.

EPC

Band B and C.

Description

The property comprises two adjoining mixed use buildings. Unit 1 (Caffè Nero) is arranged over the ground floor, whilst Unit 2 (Tortilla) is arranged over the ground and basement floors. The property also includes a dentist surgery arranged over the first and second floors which can be accessed via Broad Street and from the rear via a shared service yard.

VAT

VAT is 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.

Prominent Freehold High Street Retail and Dental Surgery Investment

www.acuitus.co.uk

Lot 6, 4-6 Broad Street, Reading, Berkshire RG1 2BH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq. m.	Floor Areas Approx sq. ft.	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Restaurant Ancillary	105.44 157.00	(1,135) (1,691)	MEXICAN GRILL LTD (t/a Tortilla) (1)	15 years from 02/03/2020	£80,000	02/03/2030 and 5 yearly thereafter
Ground	Restaurant	141.77	(1,526)	COCO DI MAMA LIMITED (currently sublet t/a Caffè Nero) (2)(3)	10 years from 03/01/2023	£90,000	03/01/2028 and 5 yearly thereafter
First Second	Dental Surgery Dental Surgery	253.90 150.69	(2,733) (1,622)	NATHWANI DENTAL LIMITED (t/a Reading Smiles) (4)	15 years from 25/10/2022	£70,000	25/10/2027 and 5 yearly thereafter
Total		808.80	(8,707)			£240,000	

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(1) Mexican Grill LTD are a subsidiary of Tortilla Mexican Grill Plc who are the UK's largest fast-food Mexican restaurant brand and are associated with over 85 restaurants in the UK and UAE (<https://tortillagroup.co.uk/>). For the year ending 29/12/2024, Tortilla Mexican Grill plc reported Turnover of £67,999,489, a Gross Profit of £52,100,241 and a Total Equity of £485,981 (Annual Report and Accounts as published at Companies House, 24/07/2026).

(2) Coco Di Mama Ltd are a subsidiary of the Azzurri Group and are associated with over 240 restaurants and stores. The company operates as a franchisee for brands such as Zizzi, ASK Italian and Dave's Hot Chicken (<https://www.azzurrigroup.co.uk/>). For the year ending 29/06/2025, Azzurri Group reported Turnover of £268,900,000, a Gross Profit of £35,500,000 and a Total Equity of £78,800,000 (Annual report and Accounts as published at Companies House 22/07/2026).

(3) The ground floor restaurant let to Coco Di Mama has been sublet to Caffè Nero.

(4) <https://reading-smiles.co.uk/>.

Lot 6, 4-6 Broad Street, Reading, Berkshire RG1 2BH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Prominent Freehold High Street Retail and Dental Surgery Investment

www.acuitus.co.uk

**Lot 6, 4-6 Broad Street, Reading,
Berkshire RG1 2BH**

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Prominent Freehold High Street Retail and Dental Surgery Investment

www.acuitus.co.uk

**Lot 6, 4-6 Broad Street, Reading,
Berkshire RG1 2BH**

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Prominent Freehold High Street Retail and Dental Surgery Investment

www.acuitus.co.uk

Lot 6, 4-6 Broad Street, Reading, Berkshire RG1 2BH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Prominent Freehold High Street Retail and Dental Surgery Investment

www.acuitus.co.uk

Lot 6, 4-6 Broad Street, Reading, Berkshire RG1 2BH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Prominent Freehold High Street Retail and Dental Surgery Investment

www.acuitus.co.uk

Lot 6, 4-6 Broad Street, Reading, Berkshire RG1 2BH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Prominent Freehold High Street Retail and Dental Surgery Investment

www.acuitus.co.uk

Lot 6, 4-6 Broad Street, Reading, Berkshire RG1 2BH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Prominent Freehold High Street Retail and Dental Surgery Investment

www.acuitus.co.uk

Lot 6, 4-6 Broad Street, Reading, Berkshire RG1 2BH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)

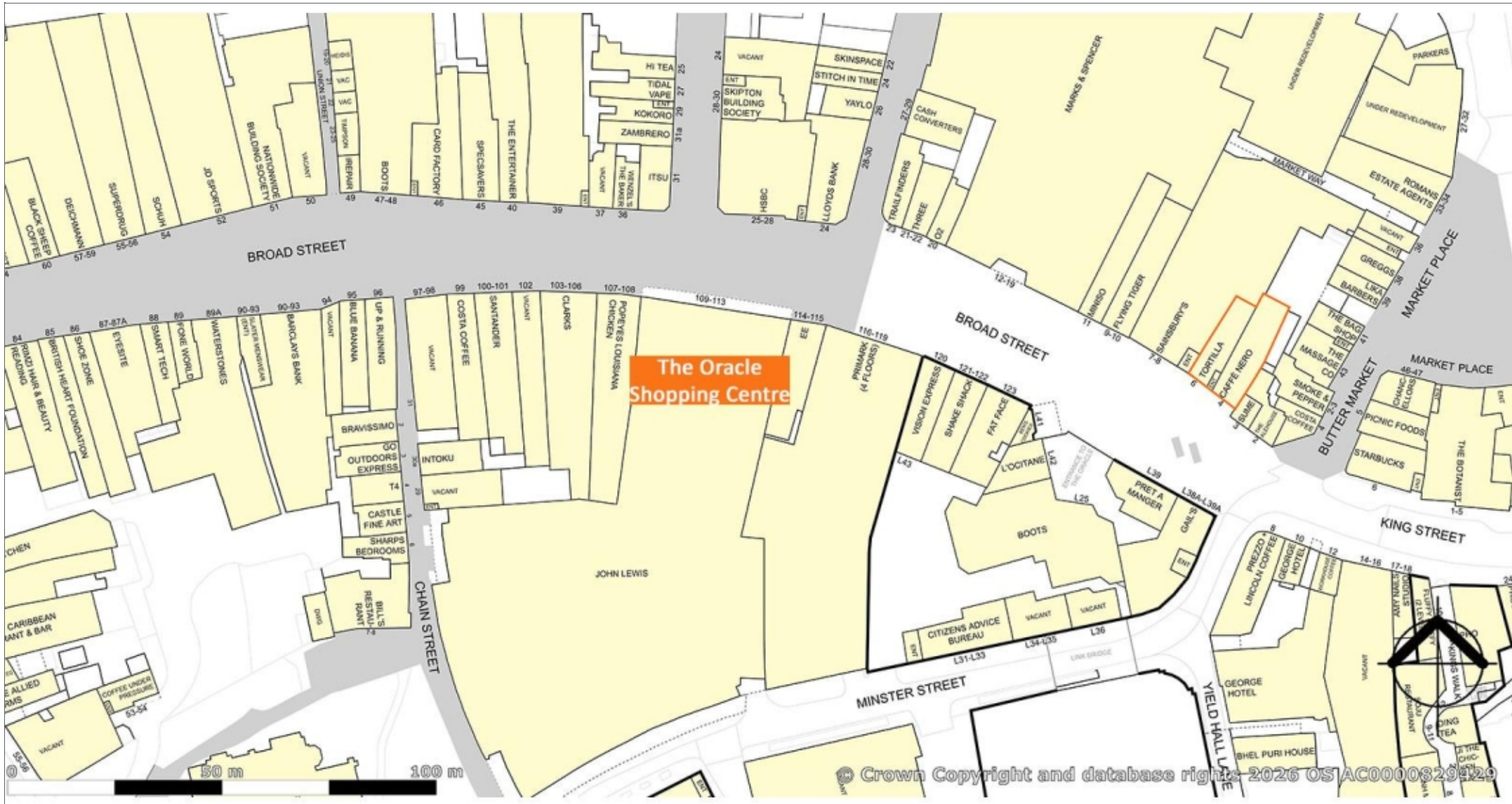


Prominent Freehold High Street Retail and Dental Surgery Investment

www.acuitus.co.uk

Lot 6, 4-6 Broad Street, Reading, Berkshire RG1 2BH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Prominent Freehold High Street Retail and Dental Surgery Investment

www.acuitus.co.uk

Lot 6, 4-6 Broad Street, Reading, Berkshire RG1 2BH

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Anjali Sawali
+44 (0)20 7034 4854
+44 (0)7854 316 621
anjali.sawali@acuitus.co.uk

Seller's Solicitors

Forsters LLP
31 Hill Street
London
London
W1J 5LS

Grace Cassidy
020 3872 1174
grace.cassidy@forsters.co.uk

Kai Spink
020 3872 1131
Kai.Spink@Forsters.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024

Prominent Freehold High Street Retail and Dental Surgery Investment

www.acuitus.co.uk