Hicks Baker
Commercial Property Consultants

CASE STUDY – **RETAIL**

New Retailer at Busy Precinct in Woodley

LOCATION	**114 Crockhamwell Road, Woodley, Reading**
TYPE	Retail
ISSUE	Vacant property

Client Issue

Hicks Baker were tasked by our clients to find a tenant for a vacant unit previously tenanted by New Look.

A new tenant was required that:

- Would be a good mix with other tenants in the centre
- Provide a stable rental income for the landlord

Solution

Firstly, the property was extensively marketed. Interest came from many small, independent operators.

Any interest was interrogated to ensure that a new tenant could be both successful at the location and be an asset for the precinct.

West Country Retail had previously traded temporarily in the Precinct.

Outcome

A new 5 year lease was agreed with West Country Retail Limited at a rent of £25,000 p.a. which reflected a net Zone A rate of £37.58/ft².



For more information please contact Fiona Brownfoot - Director, Retail & Leisure

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