



To Let

4 Chain Street, Reading RG1 2HX

- Situated on a popular pedestrian street between Reading's High Street and Oracle Shopping Centre
- Neighbours include John Lewis, Bills, Bravissimo, Jojo Maman Bebe, Bravissimo and Go Outdoors
- Light extraction installed (not suitable for heavy cooking)
- Previous tenant's fit out in-situ (if required)

Ground floor sales (NIA)	851 sq ft
Basement Ancillary (Remote)	926 sq ft
ITZA (GF)	653 units
Rent	£45,000 p.a.
Est. Service Charge	TBC
Rates Payable	£13,657 p.a.

For more information please contact Hicks Baker

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USE	Class E
TENURE	Leasehold
TERMS	A new lease is available from the Landlord on terms to be agreed, subject to vacant possession.
RATEABLE VALUE	£35,750. 2026 List. The unit is within the BIDS area which implements an additional 1% levy on rates for the properties with rateable values in excess of £10,000.
EPC	B rating. Expires 04 September 2035
VAT	VAT is payable

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Transaction



Management



Advice

Lease code

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the [website here](#).

Misrepresentations Act 1967

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