



To Let

14-18 Alfred Street, Reading RG1 3AR

- Brilliant frontage opportunity
- Located close to Chatham Place multi storey car park
- Accommodation available from 1,000 sq ft - please ask for further details
- Situated in a substantial regeneration site comprising:
 1. 11,500 sq ft of retail/leisure space
 2. 590 space of Q Parks car park
 3. 909 high end apartments in the neighbouring developments of Chatham Place and Emporium House
- Interesting location for health, leisure and office operators (amongst others)
- Neighbouring retailers include Hotpod Yoga and Stevensons School wear

Ground floor sales	2,055 sq ft
Rent	£39,000 p.a. exclusive
Est. service charge	TBC
Est. buildings insurance	TBC
Rates Payable	£17,483 p.a.

For more information please contact Hicks Baker

T: 0118 959 6144 E: retail@hicksbaker.co.uk W: hicksbaker.co.uk



USE	Class E
TENURE	Leasehold
TERM	A new FRI lease is available direct from the Landlord on terms to be agreed
RATEABLE VALUE	£31,500. 2026 List.
EPC	B. Expires 3rd August 2036
VAT	VAT is payable

Fiona Brownfoot

Retail and Leisure

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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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RICS



Transaction



Management



Advice

Project Logo

Notes

Do not scale from this drawing.
All dimensions are to be checked on site and any discrepancies noted in writing to the Project Manager.
All dimensions are in millimeters unless noted otherwise.

Rev.	Date	Description	Drawn	Checked
E	07.01.13	TENDER	AD	JD
F	13.02.13	Generator room/Switch room change	AD	JD
G	06.03.13	Grid updated Doors updated Kitchen/Bathrooms updated Access hatch added	AD	JD
H	08.04.13	Updated to include post tender requirements	AD	JD
J	04.09.13	ISSUED FOR CONSTRUCTION Concrete reveals to lift shaft added	AD	JD
K	07.02.14	Amended mailbox location and feature wall	NAG	XB
L	08.10.14	Amended wall types and updated dims.	JTJ	XB
M	13.01.14	Issued for Door Schedule information	JTJ	XB
N	20.01.16	Blue and Red line provided for commercial unit plan	NQ	XB

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Key Plan
South Block-Ground Floor Plan

Chatham Place Phase 2

Scale At A1: 1:50
Date: JANUARY 2016
Drawing Status: RECORD
Drawing Number: 1374-SB-G200-P-00

Job Number: 1374
Drawing: NQ
Checked: XB
Revision: N

South Block Plan Ground Level

