



To Let

11 Castle Street
Reading
RG1 7SB

- Town centre location
- Grade II Listed
- Previous tenants fit out in situ
- Class E Bar/Restaurant
- Capacity - GF 350 persons / FF 200 persons (incl staff)
- Licencing details :
Mon – Wed 09:00 – 02:30
Thurs – Sat 09:00 – 03:30
Sunday 09:00 – 01:30

Ground Floor - GIA	3,307 sq ft
Lower ground floor - GIA	3,024 sq ft
First floor - GIA	2,440 sq ft
TOTAL - GIA	8,771 sq ft
Rent - OIEO	£75,000 p.a.
Rates Payable	£33,540 p.a.

For more information please contact Hicks Baker

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



Click on the photo for video walk through of property



USE	Sui Generis
TENURE	Leasehold
TERMS	A new FRI lease is available on terms to be agreed.
RATEABLE VALUE	£78,000. 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. Expires 15th December 2035
VAT	VAT is payable

Richard Duncan

Retail and Leisure

E: r.duncan@hicksbaker.co.uk

T: +44 (0) 118 955 7081

Fiona Brownfoot

Retail and Leisure

E: f.brownfoot@hicksbaker.co.uk

T: +44 (0) 118 955 7083

Date of publication: April 2026



Transaction



Management



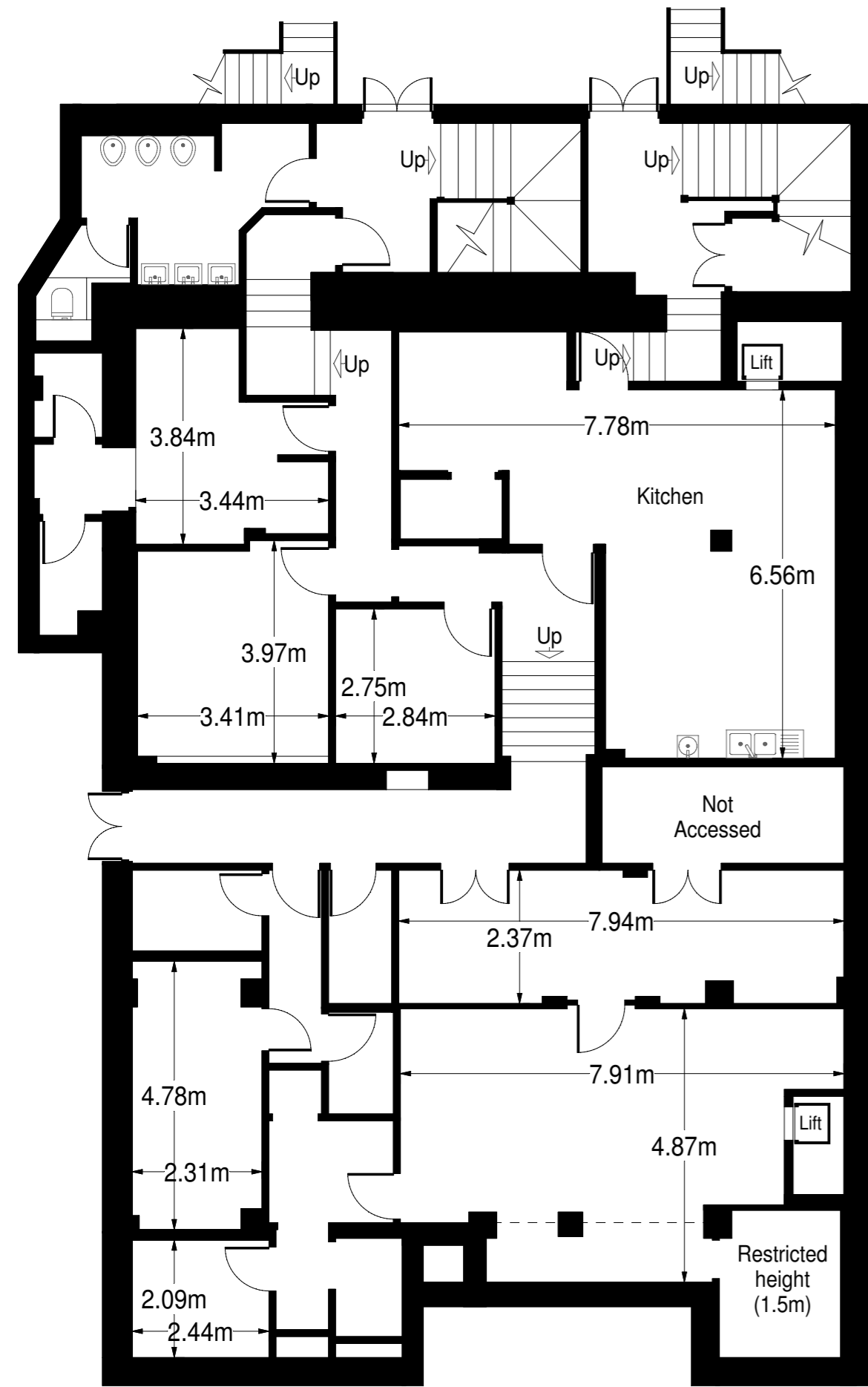
Advice

Lease code

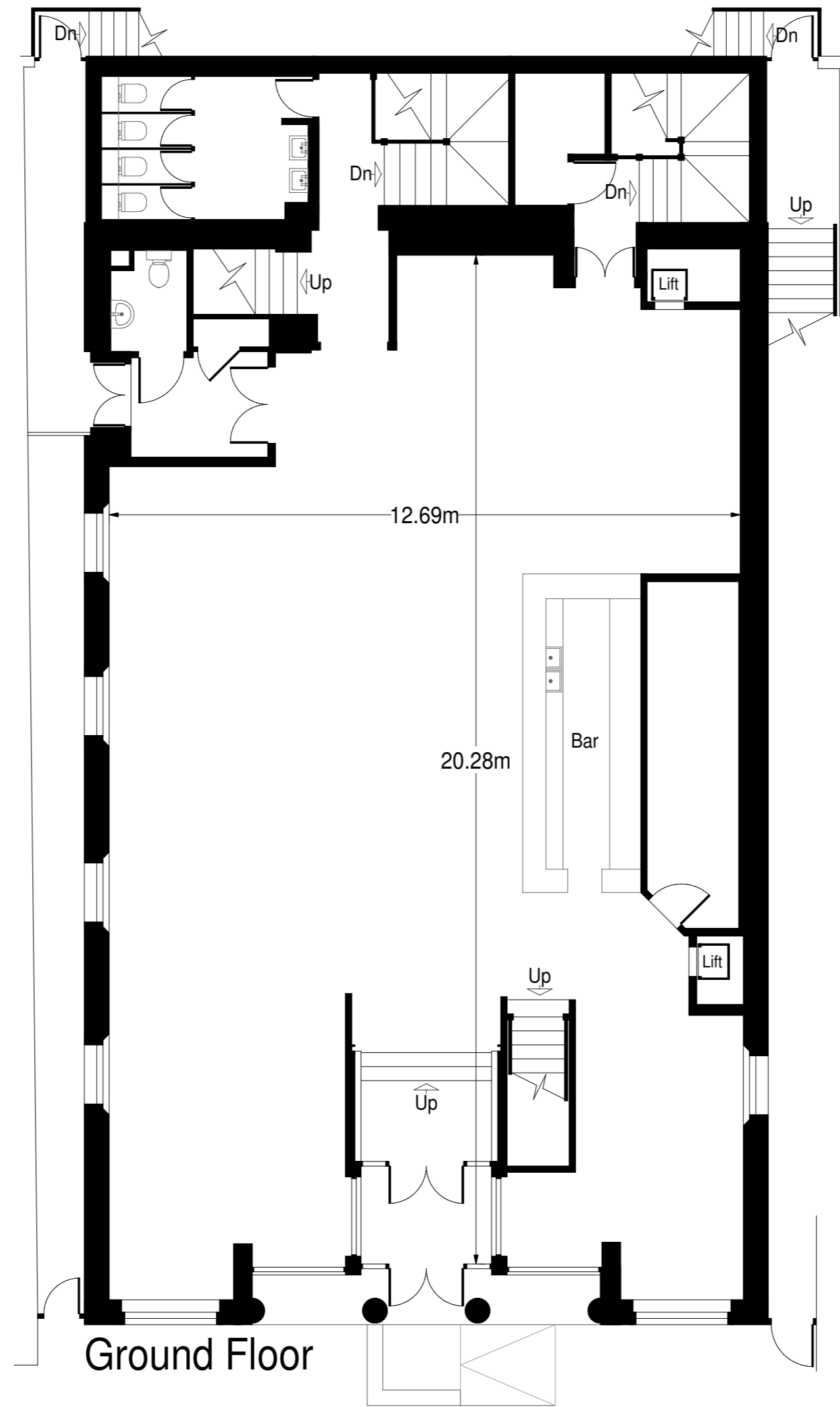
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions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

Misrepresentations Act 1967

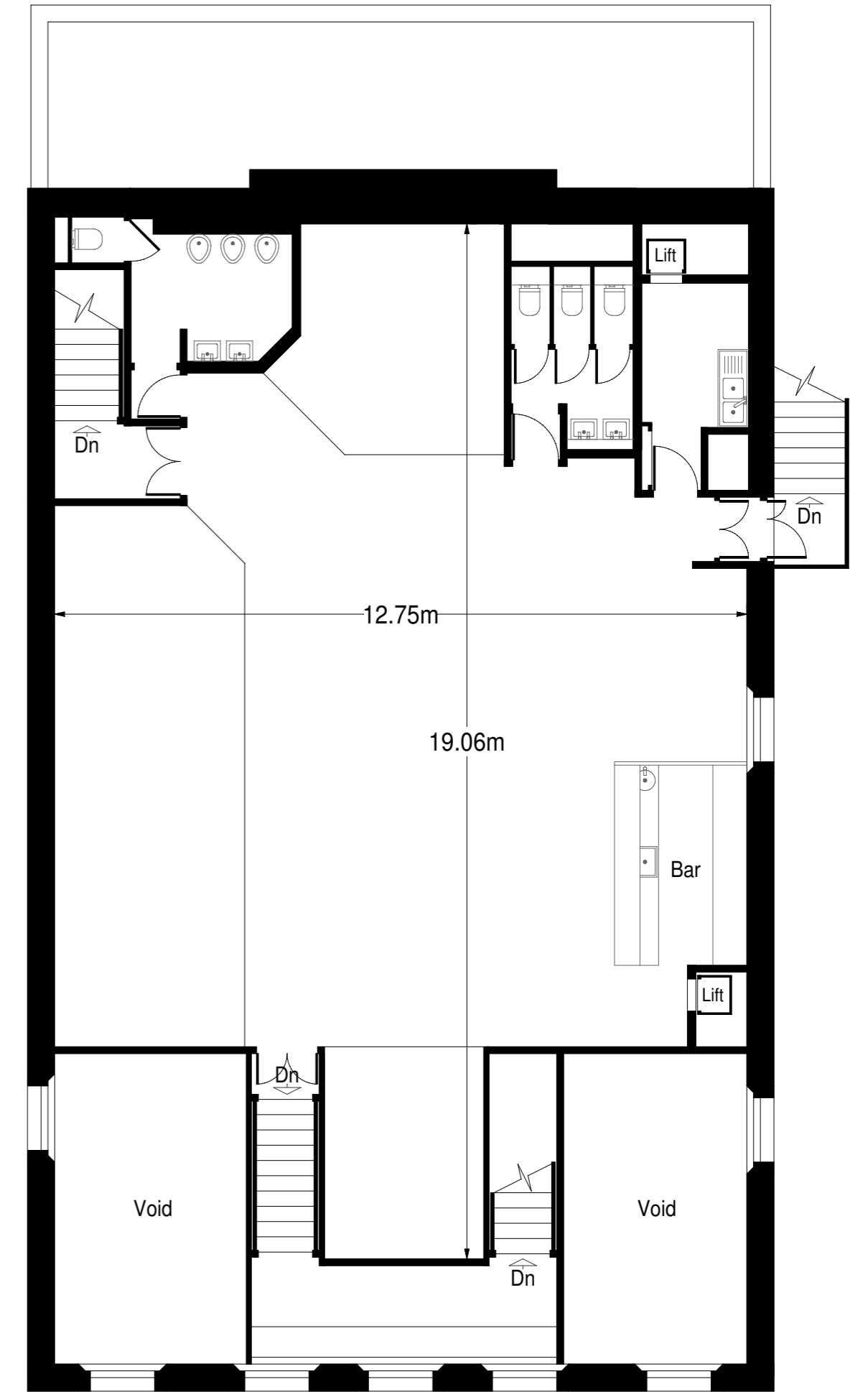
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Lower Ground Floor



Ground Floor



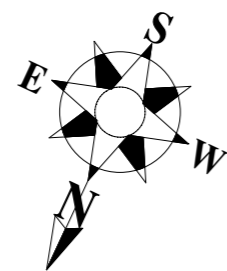
First Floor

Castle Street,
Reading RG1 7SB

Scale 1:100 (A2 page)
Survey Date - May 2026

ProplanUK@gmail.com

This plan is for guidance only and must not be relied upon as a statement of fact.



Castle Street



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