



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	£ 2,451.37 p.a.
Est. Insurance to 020826	£785.08 p.a.
Rates Payable	£13,657 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

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

Richard Duncan

Retail and Leisure

E: r.duncan@hicksbaker.co.uk

T: +44 (0) 118 955 7081

Dan Turner

Jackson Criss

E: dant@jacksoncriss.co.uk

T: +44 (0) 207 637 7100

Date of publication: December 2025



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

Hicks Baker for themselves and for the vendors or lessors of this property, whose agents they are give, notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hicks Baker has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT.

