



## 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	£18,587.75 p.a.

For more information please contact Hicks Baker

T: 0118 959 6144 E: [retail@hicksbaker.co.uk](mailto:retail@hicksbaker.co.uk) W: [hicksbaker.co.uk](http://hicksbaker.co.uk)



<b>USE</b>	<b>Class E</b>
<b>TENURE</b>	Leasehold
<b>TERMS</b>	A new lease is available from the Landlord on terms to be agreed, subject to vacant possession.
<b>RATEABLE VALUE</b>	£37,250. For further information on Retail, hospitality and leisure relief, visit - <a href="https://www.tax.service.gov.uk/business-rates-find/search">https://www.tax.service.gov.uk/business-rates-find/search</a>
	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.
<b>EPC</b>	B rating. Expires 04 September 2035
<b>VAT</b>	VAT is payable

**Richard Duncan**

Retail and Leisure

E: [r.duncan@hicksbaker.co.uk](mailto:r.duncan@hicksbaker.co.uk)

T: +44 (0) 118 955 7081

**Dan Turner**

Jackson Criss

E: [dant@jacksoncriss.co.uk](mailto:dant@jacksoncriss.co.uk)

T: +44 (0) 207 637 7100

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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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