

## READING - 4 CHAIN STREET

TO LET



- Unit located in centre of Reading, on popular pedestrianised cut through from Prime Broad Street to The Oracle Shopping Centre
- Suitable for a range of local independent operators for coffee shop, café, retail or other uses
- The property benefits from light extraction in situ

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CRISS

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## DESCRIPTION

The property is located on Chain Street, a popular cut through between prime Broad Street and The Oracle Shopping Centre.

John Lewis have an entrance from Chain Street. The property benefits from extraction, and would suit grab an go food uses.

## TERMS

A new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

## EPC

B(42)

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## FLOOR AREA

Floor	Size (Sq Ft)	Size (Sq M)
Ground Floor	851 sq ft	79.06 sq m
Basement	926 sq ft	86.03 sq m

## RENTAL

£45,000 pa

## SERVICE CHARGE

Available upon request

## RATEABLE VALUE

£35,750 (2026 Valuation)

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## AML

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed.

An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

## VIEWING

For an appointment to view, please contact:

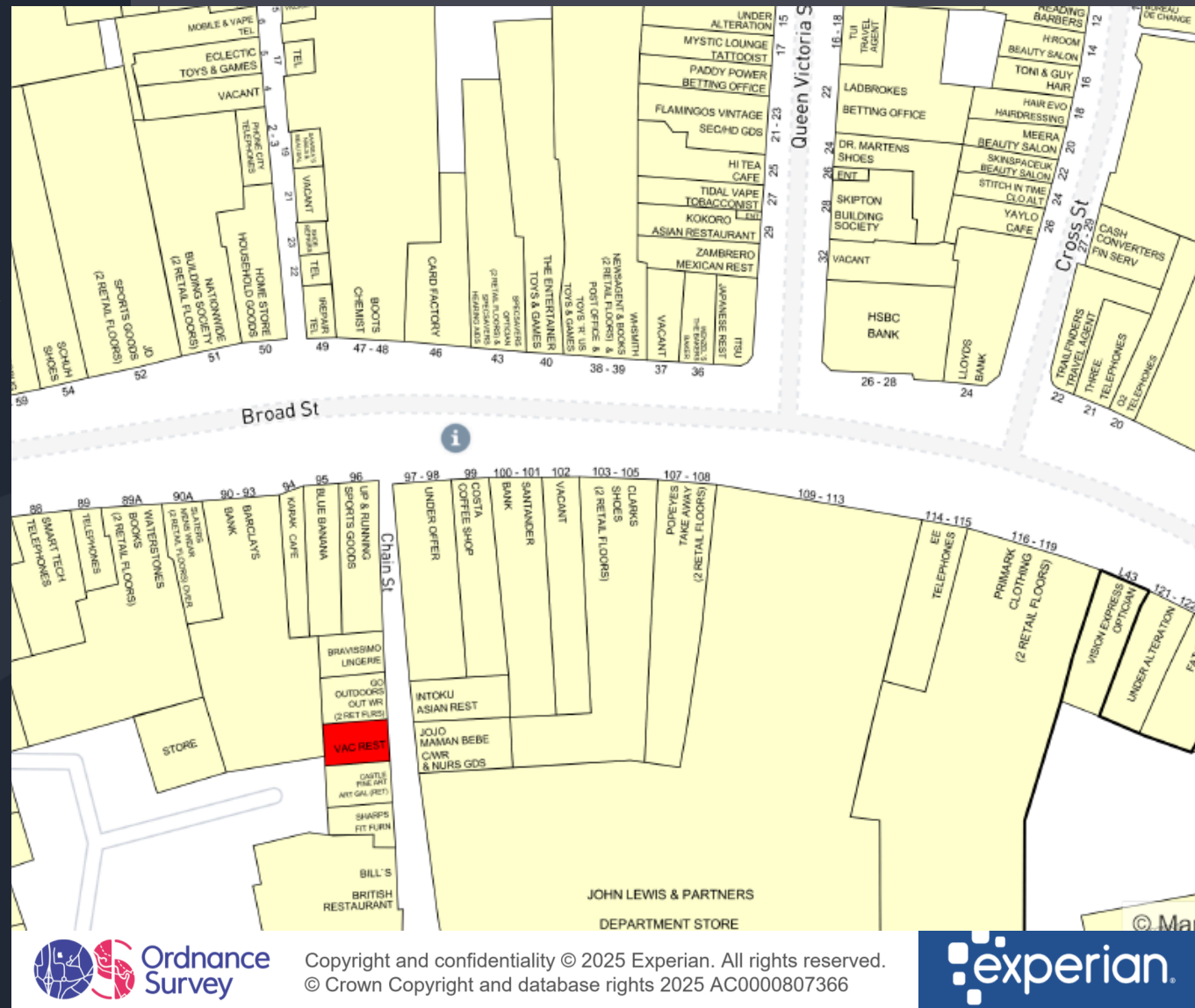
Dan Turner  
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Or our joint agents, Hicks Baker  
Richard Duncan  
[r.duncan@hicksbaker.co.uk](mailto:r.duncan@hicksbaker.co.uk)

Subject to Contract & Vacant Possession

# JACKSON CRISS

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