hicks baker
commercial property

Retail



To Let

3 Chain Street, Reading RG1 2HX

- Situated on a popular pedestrian street between Broad Street and Oracle Shopping Centre
- Neighbours include John Lewis, Intoku, Bravissimo, Sharps, Castle Fine Arts, Bills Restaurant
- Suitable for F&B (subject to consents)
- Good natural light to first floor

Ground floor sales	1,061 sq ft
Mezzanine Sales	4,542 sq ft
Basement Ancillary (Remote)	926 sq ft
TOTAL	6,529 sq ft
ITZA (GF)	719 units
Rent	£85,000 p.a.
Est. Service Charge	TBC p.a.
Est. Insurance to 020826	TBC 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.
RATEABLE VALUE	£55,000. 2026 List. The unit is within the BIDS area which implements an addtional 1% levy on rates for the properties with rateable values in excess of £10,000.
EPC	B rating. Expires 08 May 2031
VAT	VAT is payable

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Date of publication: August 2026

RICS

Transaction Management Advice

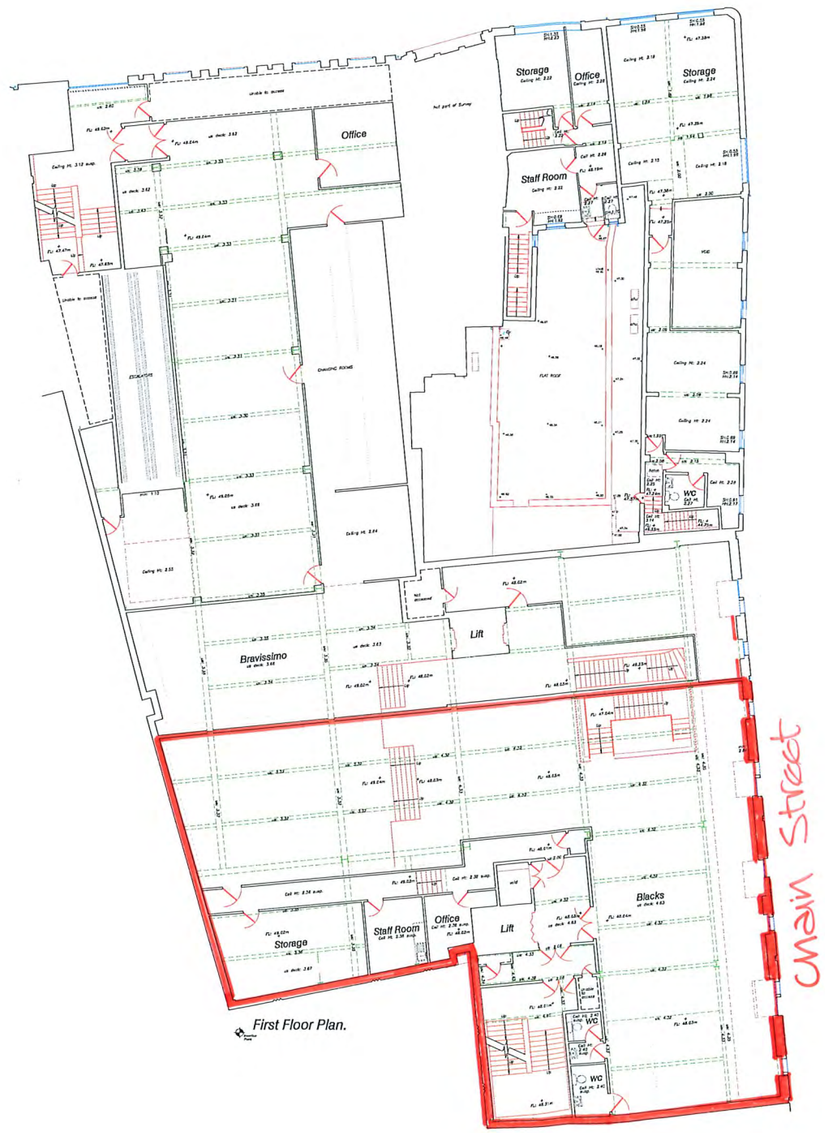
Lease code

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.

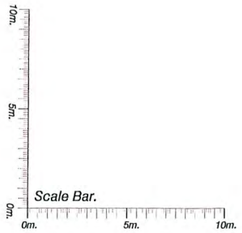
Misrepresentations Act 1967

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.

Existing First Floor Plan.



First Floor Plan.



N

Station Information:

Station	Easting (m)	Northing (m)	Level (m)
STN	EASTING	NORTHING	LEVEL
STN	EASTING	NORTHING	LEVEL
STN	EASTING	NORTHING	LEVEL
STN	EASTING	NORTHING	LEVEL
STN	EASTING	NORTHING	LEVEL

OS Note:

The Ordnance Survey tile is to be used as a guide only.

OS Buildings ***Surveyed Buildings***

This survey has been orientated to the Ordnance Survey (O.S) National Grid OSGB36(15) via Global Navigational Satellite Systems (GNSS) and the O.S. Active Network (OS Net).

A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSGM15GB transformation models.

The survey has been correlated to this point and a further one or more OSGB36(15) points established to create a true O.S. bearing for angle orientation.

No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates which have a scale factor applied.

Please refer to Survey Station Table to enable establishment of the co-ords grid.

Building Survey Legend:

SH 1.00 *Hhd 2.12*	Sill Height from FFL. Head Height from FFL.
SL 51.03m *HL 52.82m*	Sill Level from defined datum. Head Level from defined datum.
Susp CHt: 2.00 *Struct CHt: 3.00*	Suspended Ceiling Height from FFL. Structural Ceiling Height from FFL.
Susp Ceil: 30.00m *Struct Ceil: 31.00m*	Suspended Ceiling Level from datum. Structural Ceiling Level from datum.
IFL: 100.00m *+100.00m*	Internal Floor Level (Generic). Internal Floor Level (Specific).
Insertion Point	Insertion Point for overlay drawings of other floors or details.
Incoming Services	

Topographical Survey Legend:



Rev	Date	Description	Drawn	Ch. Ref.

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- Topographical Surveys
- Site Engineering
- Utility / CCTV Surveys
- Bathymetric Surveys
- Measured Building Surveys
- 3D Laser Scanning
- 3D Revit & BIM Models
- Area, Lease & Fire Plans

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Central London: 27 Cornwall Terrace Mews, Regents Park, London NW1 5LL, t. (0207) 2241806

CLIENT
Quartz Project Services

PROJECT
Broad Street & Chain Street, Reading. RG1 2AP

TITLE
Existing First Floor Plan.

SCALE	DATE
A1@ 1: 150	07.05.21
DRAWN: L.W	QUALITY REF: GH

Level datum	O.S (see note above)
Grid orientation	O.S (see note above)
Job number	39976

Drawing No.: 39976_03_P — Rev.: 0

Comments

This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.

All dimensions should be checked on site prior to design and construction.

Some services may have been omitted due to parked vehicles.

Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes:

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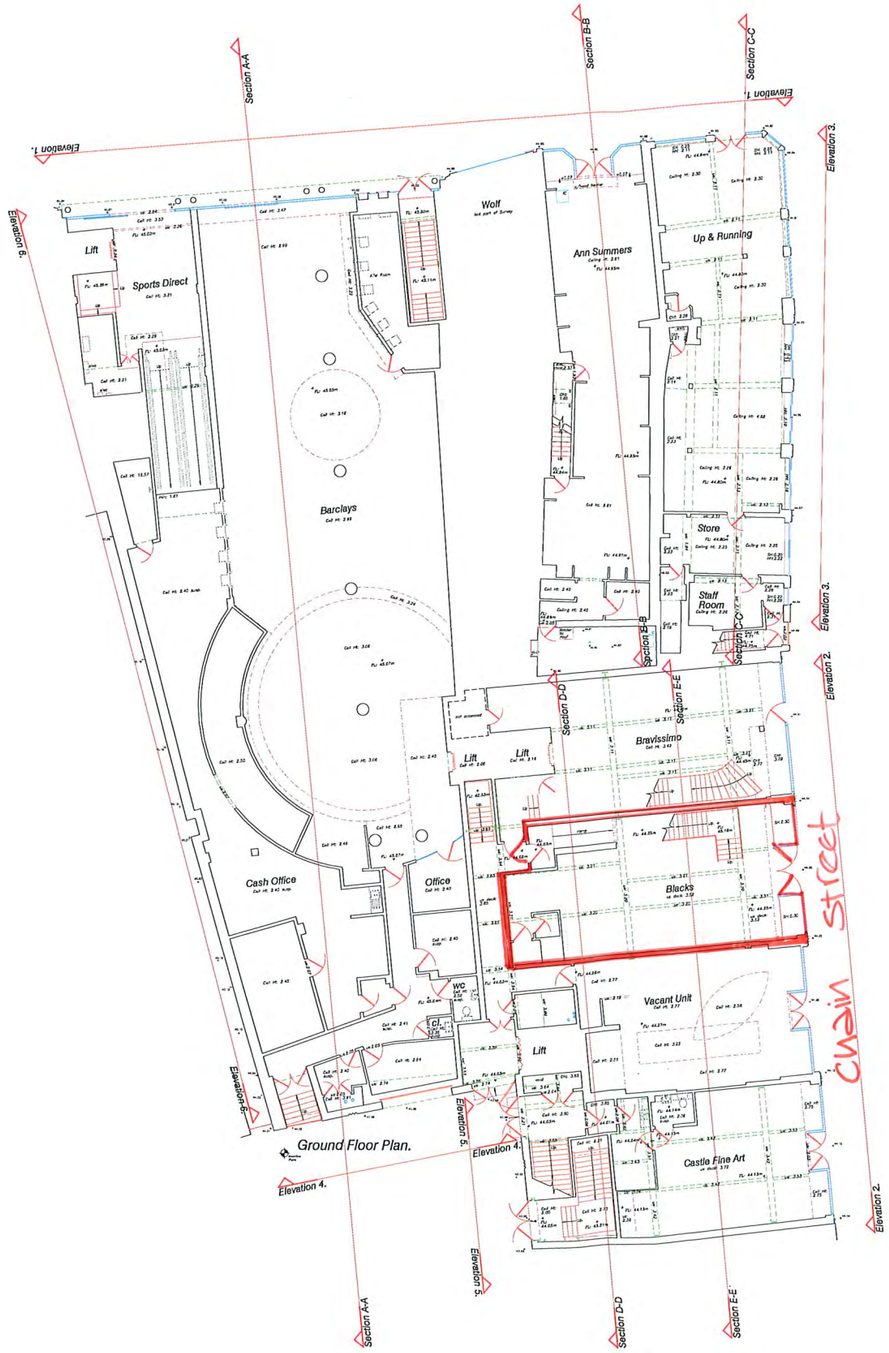
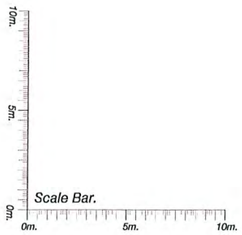
Existing Ground Floor Plan.





N

Station Information:

Station	Easting (m)	Northing (m)	Level (m)
STN	EASTING	NORTHING	LEVEL
STN	EASTING	NORTHING	LEVEL
STN	EASTING	NORTHING	LEVEL
STN	EASTING	NORTHING	LEVEL
STN	EASTING	NORTHING	LEVEL

OS Note:

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OS Buildings *Surveyed Buildings*

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Incoming Services	

Topographical Survey Legend:

Rev	Date	Description	Drawn	O. Ref.

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CLIENT
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PROJECT
Broad Street & Chain Street, Reading. RG1 2AP

TITLE
Existing Ground Floor Plan.

SCALE	DATE
A1@ 1: 150	07.05.21
DRAWN	QUALITY REF
L.W	GH

Level datum	*O.S (see note above)*
Grid correlation	*O.S (see note above)*
Job number	*39976*

Drawing No. *39976_02_P* *Rev.* *0*

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Notes:

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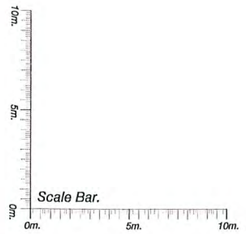
Existing Basement Plan.



Basement Plan.



N

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STN	EASTING	NORTHING	LEVEL
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Incoming Services	

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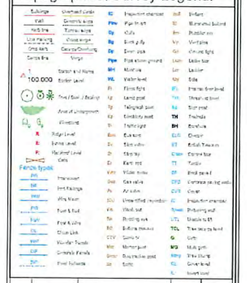

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PROJECT
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TITLE
Existing Basement Plan.

SCALE	DATE
A1@ 1: 150	07.05.21
DRAWN: L.W	QUALITY REF: GH

Level datum	O.S (see note above)
Grid orientation	O.S (see note above)
Job number	39976

Drawing No.	Rev.
39976_01_P	0

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Notes:

Reading (3 Chain Street 010926)

Modified: 04-Sep-26 07:45:21 / Surveyed: 01-May-25



Ordnance Survey

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Experian Goad Plan Created: 04/09/2026

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