hicks baker
commercial property

Retail



To Let

14-18 Alfred Street, Chatham Place, Reading RG1 7AH

- Excellent frontage
- 4 retail / leisure units including Hotpod Yoga and Stevensons School wear
- 590 space of Q Parks car park
- High end apartments in the immediate vicinity
- Suitable location for health, leisure and office operators
- Large bin store
- 11 minutes walk to Reading train station

Ground floor sales	2,055 sq ft
Rent	£39,000 p.a. exclusive
Est. service charge including buildings insurance	£4,970.12 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
TERM	A new FRI lease is available direct from the Landlord on terms to be agreed
RATEABLE VALUE	£31,500. 2026 List.
EPC	B. Expires 3rd August 2036
VAT	VAT is payable



Fiona Brownfoot

Retail and Leisure

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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

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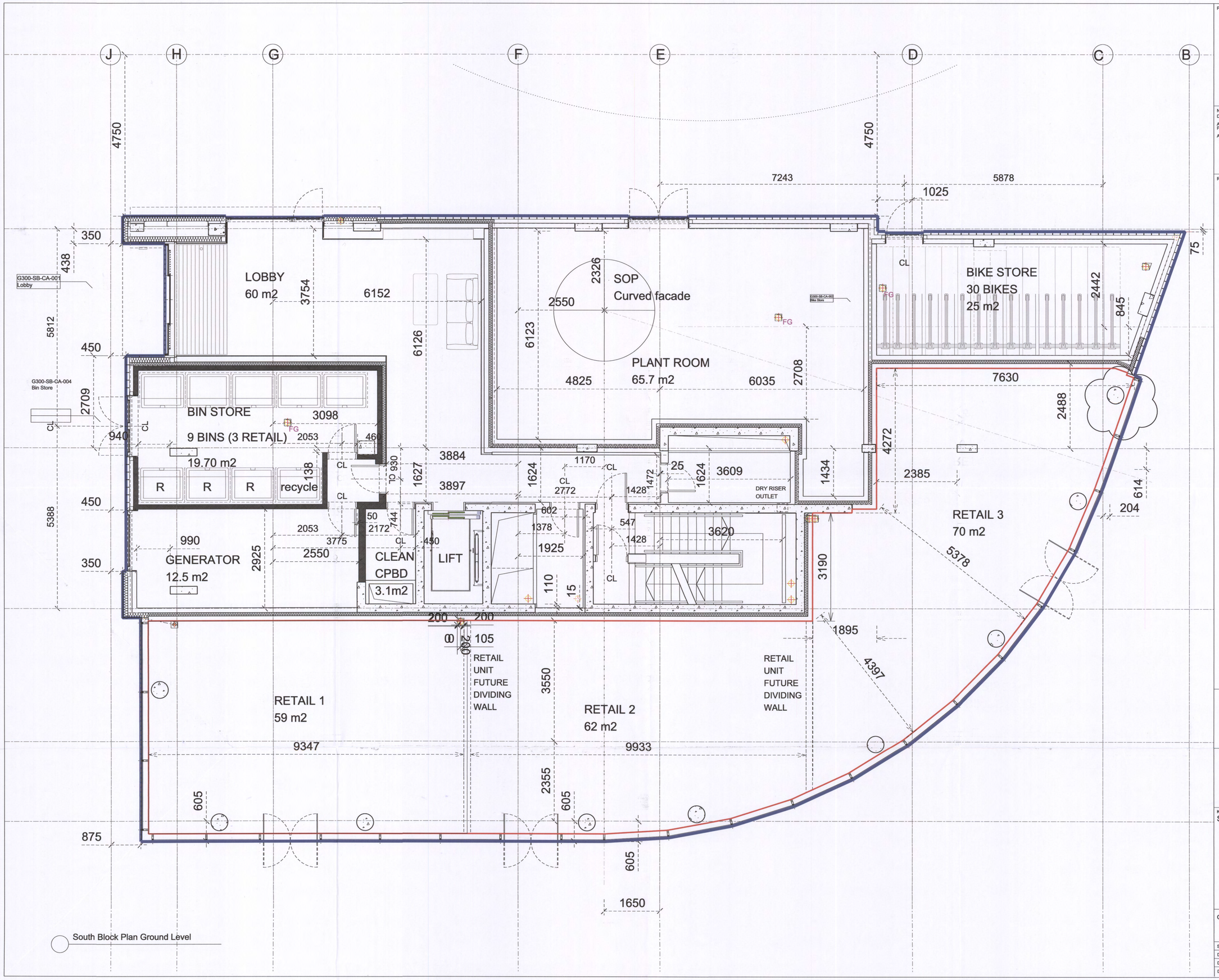
PLAN 1



Project Logo

Notes
Do not scale from this drawing.

All dimensions are to be checked on site and any discrepancies noted in writing to the Project Manager.

All dimensions are in millimeters unless noted otherwise.

Rev.	Date	Description	Drawn	Checked
E	07.01.13	TENDER	AD	JD
F	13.02.13	Generator room/Switch room change	AD	JD
G	06.03.13	Grid updated Doors updated Kitchen/Bathrooms updated Access hatch added	AD	JD
H	08.04.13	Updated to include post tender requirements	AD	JD
J	04.09.13	ISSUED FOR CONSTRUCTION Concrete reveals to lift shaft added	AD	JD
K	07.02.14	Amended mailbox location and feature wall	NAG	XB
L	08.10.14	Ammended wall types and updated dims.	JTJ	XB
M	13.01.14	Issued for Door Schedule information	JTJ	XB
N	20.01.16	Blue and Red line provided for commerical unit plan	NQ	XB

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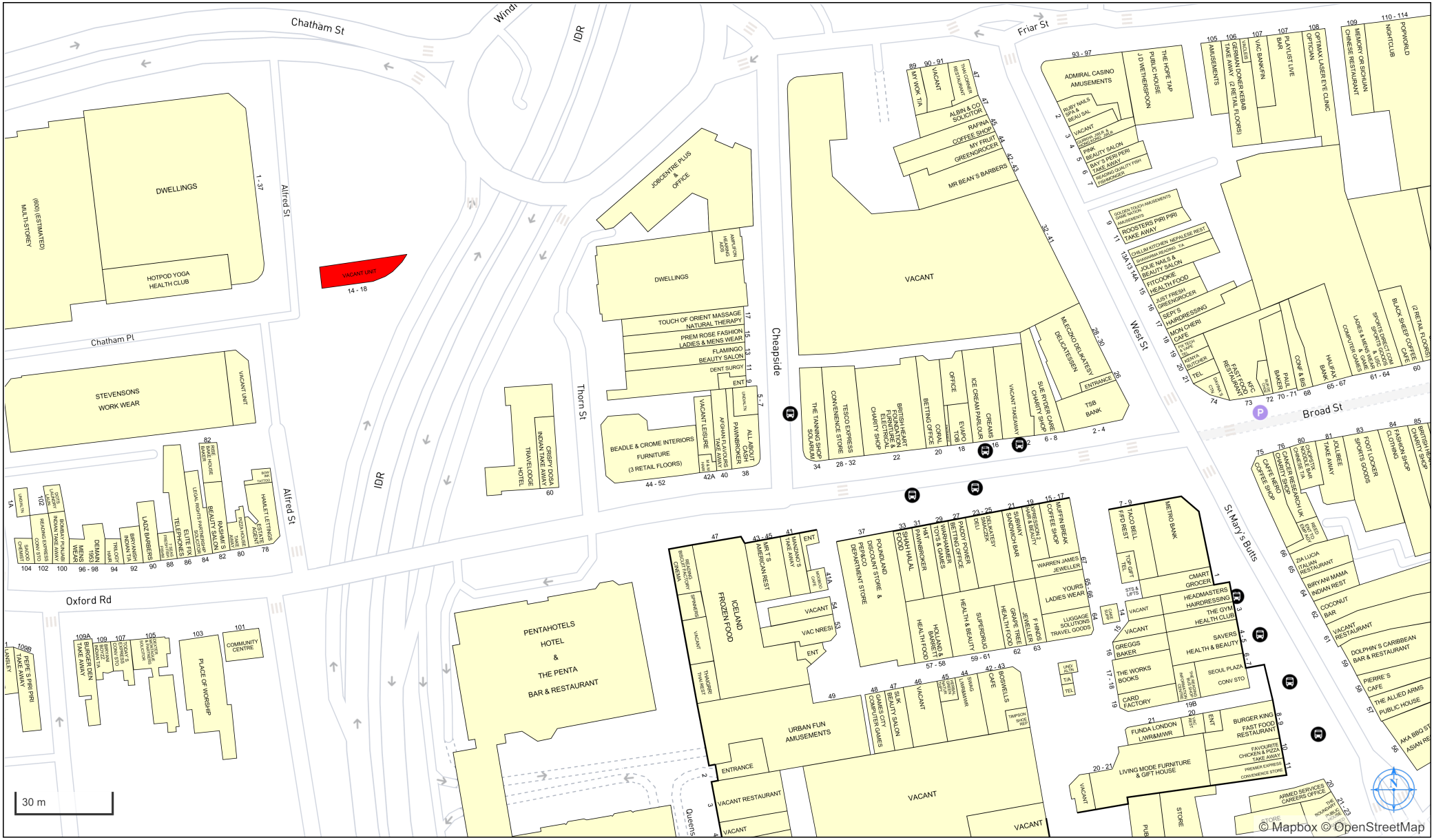
Key Plan
South Block-Ground Floor Plan

Chatham Place Phase 2

Scale At A1:	1:50	Job Number:	1374
Date:	JANUARY 2016	Drawing:	NQ
Drawing Status:	RECORD	Checked:	XB
Drawing Number:	1374-SB-G200-P-00	Revision:	N

Reading (14-18 Alfred Street)

Modified: 06-Jul-26 14:19:19 / Surveyed: 01-May-25



Ordnance Survey

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