hicks baker
commercial property

To Let



14 Chain Street

Reading, RG1 2HX

Retail unit to let in prominent position within Reading town centre

1,145 sq ft
(106.37 sq m)

- Situated on a popular pedestrian street between Reading's High Street and Oracle Shopping Centre
- Class E (a) use
- Suitable for food , subject to consent for extraction.
- Available February 2027
- Neighbours include John Lewis, Bills Restaurant, Intoku, Bravissimo

14 Chain Street, Reading, RG1 2HX

Summary

Available Size	1,145 sq ft
Rent	£38,000 per annum
Rateable Value	£29,250
VAT	Applicable
EPC Rating	C

Description

14 Chain Street occupies a prominent position in the heart of Reading town centre, within a busy pedestrianised retail thoroughfare linking Broad Street, Reading's prime shopping destination, with The Oracle Shopping Centre.

The property is situated directly opposite the John Lewis entrance, benefiting from high levels of pedestrian footfall and excellent visibility.

Location

Chain Street is positioned close to The Oracle shopping centre, Broad Street Mall and Reading's vibrant restaurant and leisure amenities, providing excellent facilities for employees and visitors alike.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail Area	718	66.70	Available
1st - Ancillary	427	39.67	Available
Total	**1,145**	**106.37**	

Viewings

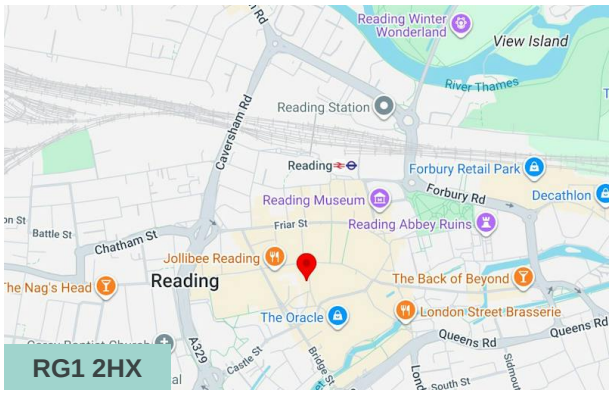
Strictly by appointment only

Terms

A new FRI lease is available direct from the freeholder, on terms to be agreed.

ITZA

650 units







Viewing & Further Information



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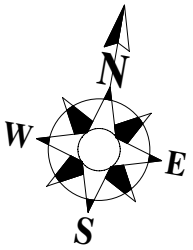
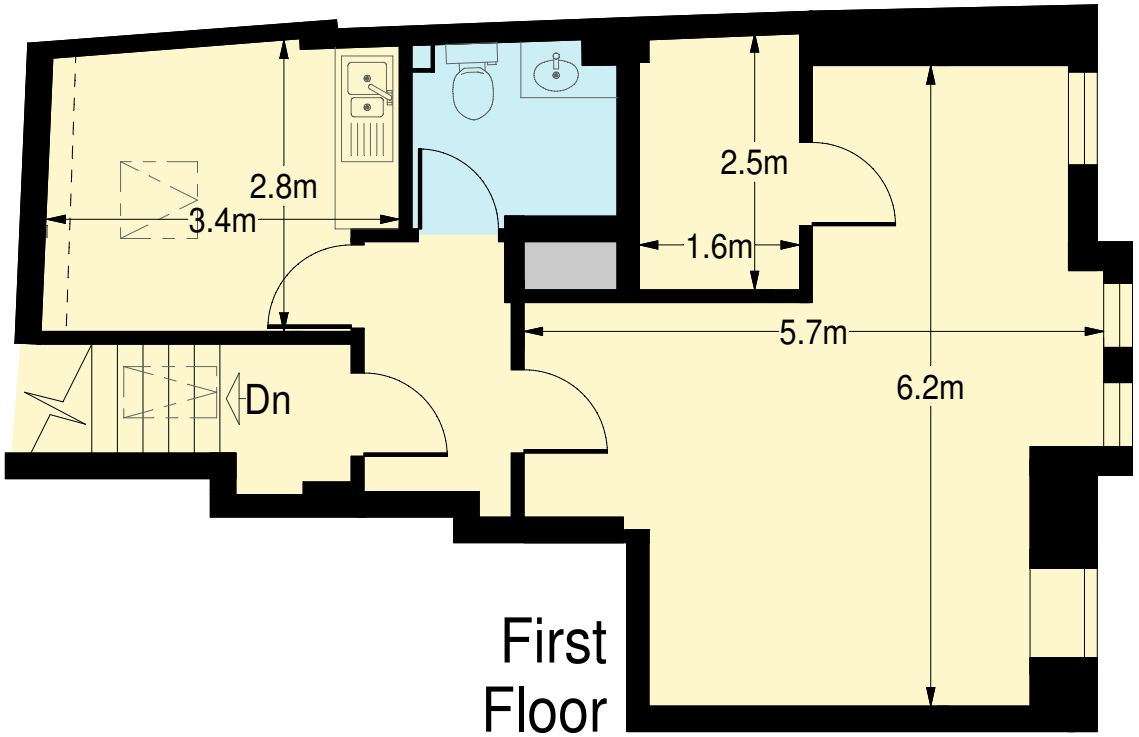
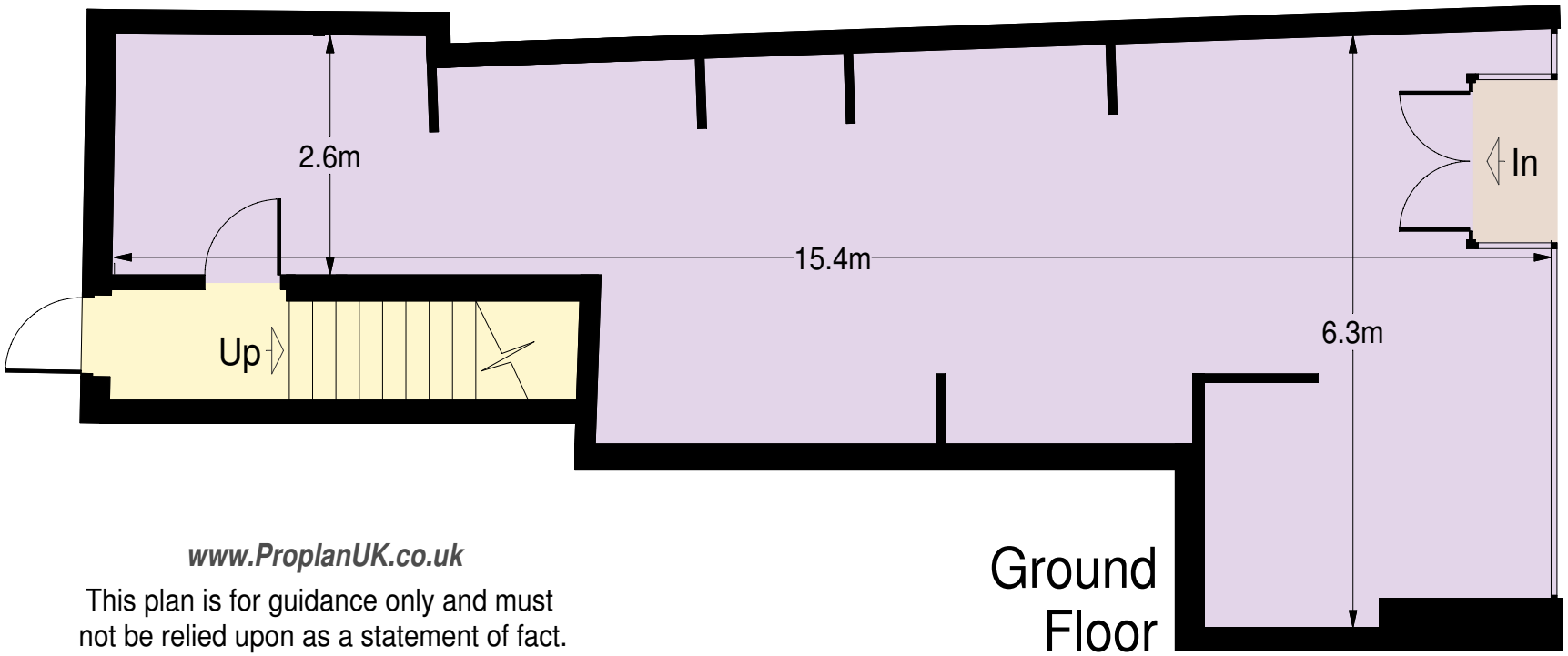
Chain Street, Reading RG1

Approximate Gross Internal Area:
119.6 sq.m. / 1287 sq.ft.
(including reduced height area,
below 1.5m - 0.9sq.m. / 10 sq.ft.)







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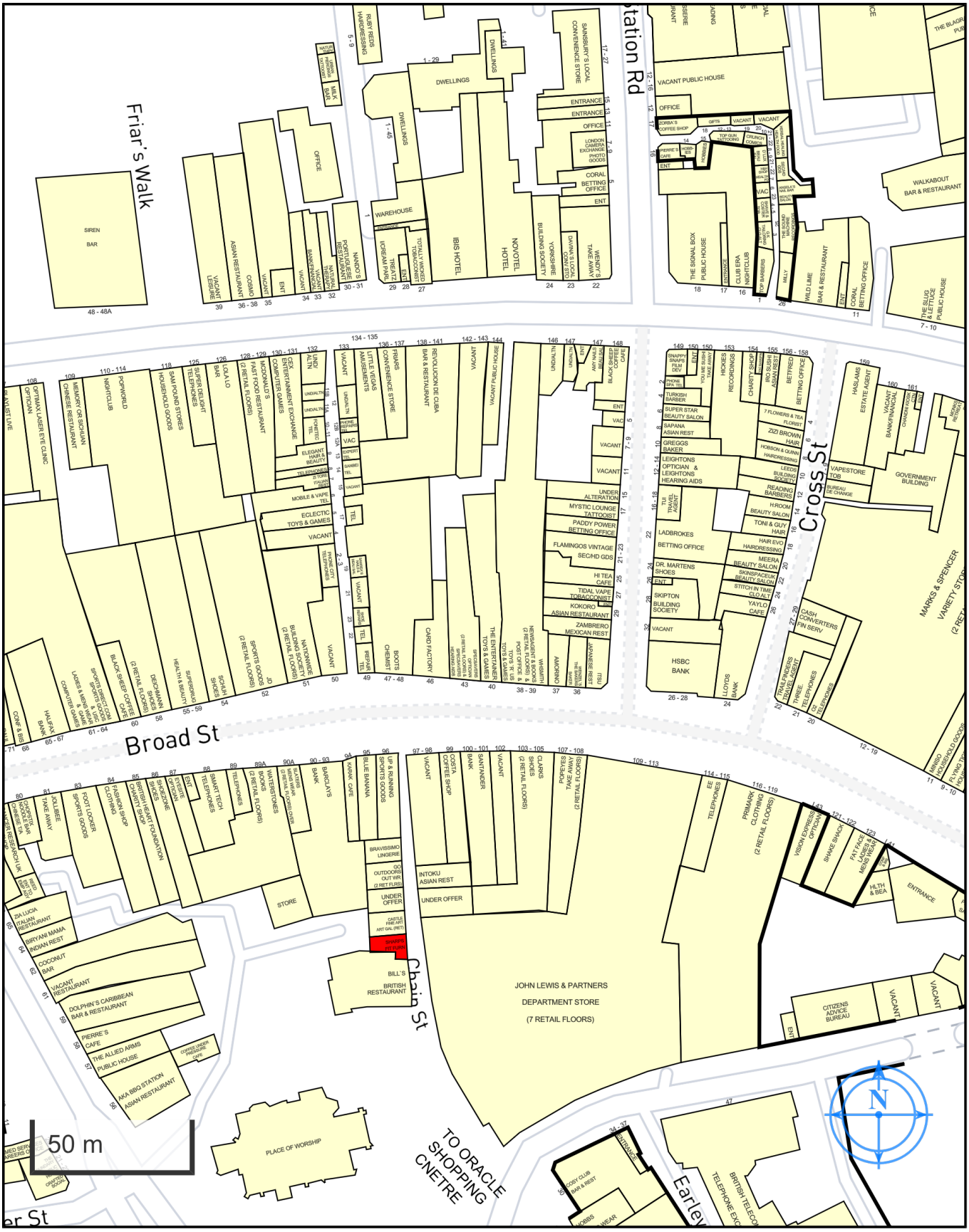
This plan is for guidance only and must not be relied upon as a statement of fact.

Reading (14 Chain Street)

Modified: 10-Nov-26 09:19:23 / Surveyed: 01-May-25



Ordnance Survey

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