



T: 03301 233224  
M: 07768 650446  
E: ra@robalstonretail.com

**SHOP LEASE  
AVAILABLE**



**READING**  
**5 CHAIN STREET, RG1 2HX .**

**LOCATION**

Reading is a substantial town, being the county town of Berkshire with a resident population of approximately 183,000. The town is located just off the M4 motorway and is 42 miles west of London.

**DESCRIPTION**

The property comprises a ground floor retail unit and is situated on Chain Street which is a popular route linking Broad Street through to Oracle shopping centre.

Occupiers located nearby include **Bravissimo, Go Outdoors, JoJo Maman Bebe, Sharps Furniture & Bills Restaurant** etc.

**ACCOMMODATION**

<b>Internal Width</b>	<b>23 ft</b>	<b>7.01 m</b>
<b>First floor Sales</b>	<b>35ft 6in</b>	<b>10.85 m</b>
<b>Sales Area</b>	<b>775 sq ft</b>	<b>72 sq m</b>

**EXISTING LEASE TERMS**

The property is held by way of a full repairing and insuring lease expiring on 29<sup>th</sup> November 2028 at a passing rental of **£55,000 per annum** exclusive.

**ASSIGNMENT TERMS**

The property is available on the basis of a **NIL** premium assignment.

**RATES**

<b>Rateable Value (2026)</b>	<b>£32,500</b>
<b>Rates Payable</b>	<b>Interested parties are advised to make their own enquiries regarding rates payable for 2026/27.</b>

**VIEWING**

As the staff are unaware of this impending disposal viewings are strictly by prior appointment via **ROBERT ALSTON (07768 650446)**

**EPC**

A copy of the Energy Performance Certificate is available on request.

# READING

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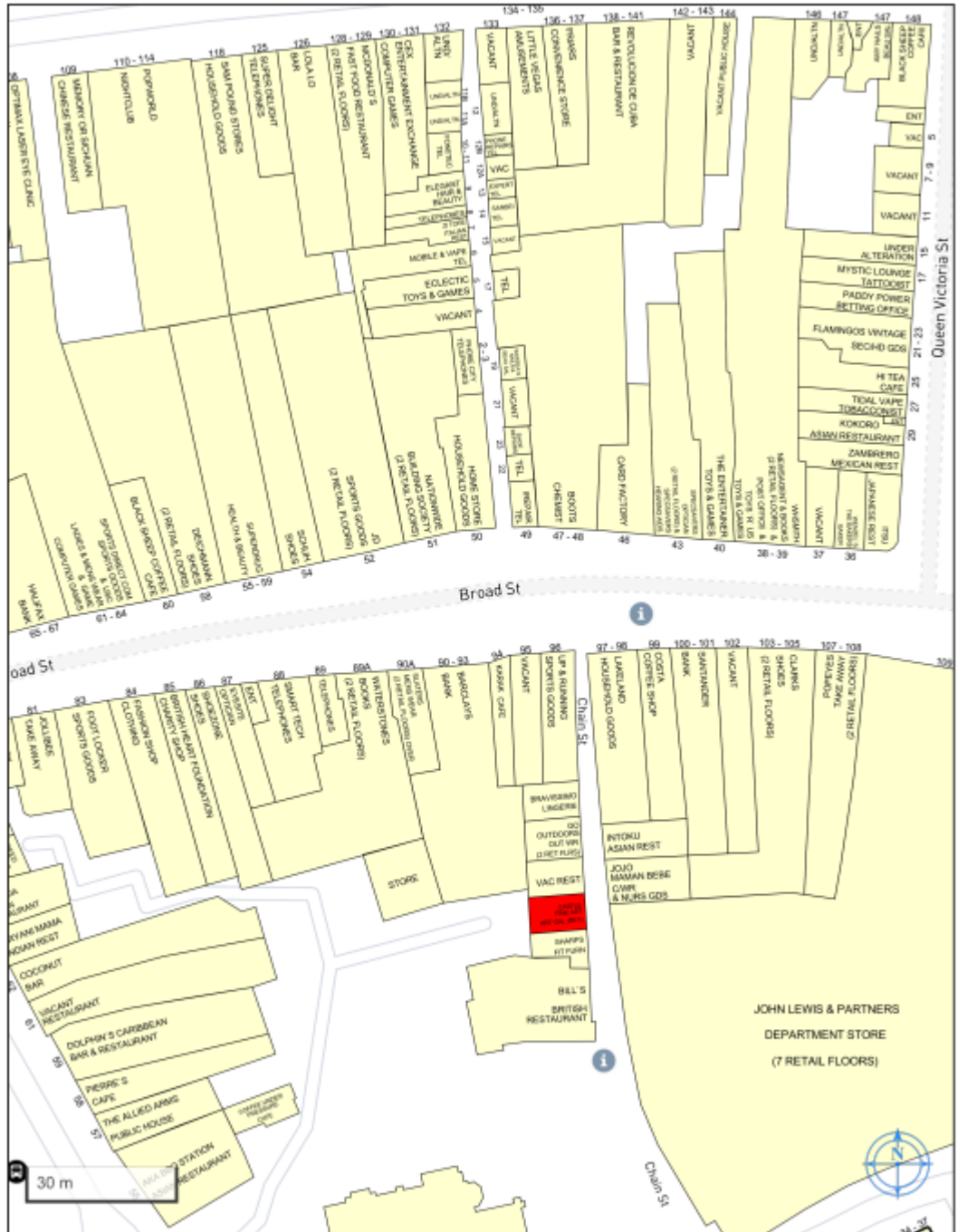


**ROB ALSTON**  
RETAIL



Reading (5 Chain Street)

Modified: 14-Apr-26 11:38:42 / Surveyed: 01-May-25



Experian Goad Plan Created: 14/04/2026



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