

PROMINENT CLASS E  
OPPORTUNITY

READING

29 CHAIN STREET

**SUBJECT TO VACANT POSSESSION**

### Description

The subject property is located on a prominent street adjoining Reading's prime Broad Street. The premises are adjacent to **John Lewis** and **Intoku**, whilst in proximity to **Bills**, **Sharps Furniture**, **Go Outdoors** and **Bravissimo**. Other nearby retailers include **Up & Running**, **Boots**, **Card Factory**, **Costa** and **Santander**.

Please refer to the attached copy of the street traders plan for further details.

### Accommodation

The premises are arranged over ground floor, having the following approximate areas:

|                               |                 |                |
|-------------------------------|-----------------|----------------|
| <b>Ground Floor Sales</b>     | 1,377.3 sq. ft. | (127.95 sq. m) |
| <b>Ground Floor Ancillary</b> | 235 sq. ft.     | (21.83 sq. m)  |

### Lease

The premises are available on a new 10 year full repairing and insuring lease.

### Rent

**£45,000**

per annum exclusive.



### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

|                       |         |
|-----------------------|---------|
| <b>Rateable Value</b> | £28,250 |
| <b>UBR (26/27)</b>    | 0.382p  |

All parties are to be advised to make their own enquires to the relevant authority.

### EPC

The property has an EPC rating of C 62. A full report is available upon request.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Viewing

The premises are available subject to vacant possession, with viewing by appointment through sole agents, **Green & Partners**, contacting:

**Adam Bindman**      **07825 442413**  
[adam.bindman@greenpartners.co.uk](mailto:adam.bindman@greenpartners.co.uk)

**Ben Sykes**      **07572 075103**  
[ben.sykes@greenpartners.co.uk](mailto:ben.sykes@greenpartners.co.uk)

*Subject to Contract and Vacant Possession*

