

UNIT 3 CHAIN STREET READING, RG1 2HX



JACKSON
CRISS

LARGE RETAIL / RESTAURANT /
SHOWROOM SPACE
- TO LET, SUBJECT TO
VACANT POSSESSION

- Large showroom space located on popular cut through between prime Broad Street entrance to The Oracle Shopping Centre
- Unit would be suitable for retail showroom, restaurant or amenity uses such as beauty, medical or learning
- Nearby occupiers include JD Sports, Barclays, John Lewis and Waterstones
- Strong food offering on Chain Street includes Bills, Cosy Club and Intoku
- Vacant possession due January 2027

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DESCRIPTION

The property forms part of a prime retail block in the heart of Reading.

The subject unit is accessed from Chain Street, and based over ground and first floor trading with good loading from St Marys Butts and benefits from additional remote basement storage.

RENTAL

£85,000 pax.

SERVICE CHARGE

Available on request.

RATEABLE VALUE

£55,000 (2026 assessment).

TERMS

The property is available on a new lease basis.

EPC

B (48).

FLOOR AREA

Floor	Size (Sq Ft)	Size (Sq M)
Ground Floor	1,061 sq ft	98.57 sq m
Basement (Remote)	926 sq ft	86.03 sq m
First Floor (Sales)	4,524 sq ft	421.96 sq m



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TO LET

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

For an appointment to view, please contact:

or joint agent

Subject to Contract & Vacant Possession

jacksoncriss.co.uk

