



To Let / For Sale

3 Chatham Place, Reading RG1 3AR

- Retail unit to let / for sale with vacant possession
- Situated in a substantial regeneration site comprising:
 1. 11,500 sq ft of retail/leisure space
 2. Close by: 590 parking spaces in multi-story car park (Q-Park, Chatham Place)
 3. 909 high end apartments in the neighbouring developments of Chatham Place and Emporium House
- GUIDE PRICE: Offers in excess of £295,000
- Subject to vacant possession
- Neighbouring retailers include Hotpod Yoga and Stevensons School wear

Ground floor sales	1,324 sq ft
Rent/Guide Price	£25,500 p.a. / £295,000
Est. service charge	TBC
Est. buildings insurance	TBC
Rates Payable	£8,959 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

LEASE

A new FRI lease is available direct from the Landlord on terms to be agreed

LONG LEASEHOLD

The long lease is for sale, expiring in 2255, on a peppercorn ground rent

RATEABLE VALUE

£22,500. 2026 List.

EPC

C rating. Expires January 2032.

VAT

VAT is payable. If the property is sold, the sale can be treated as transfer of ongoing concern (TOGC)

Richard Duncan

Retail and Leisure

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Transaction



Management



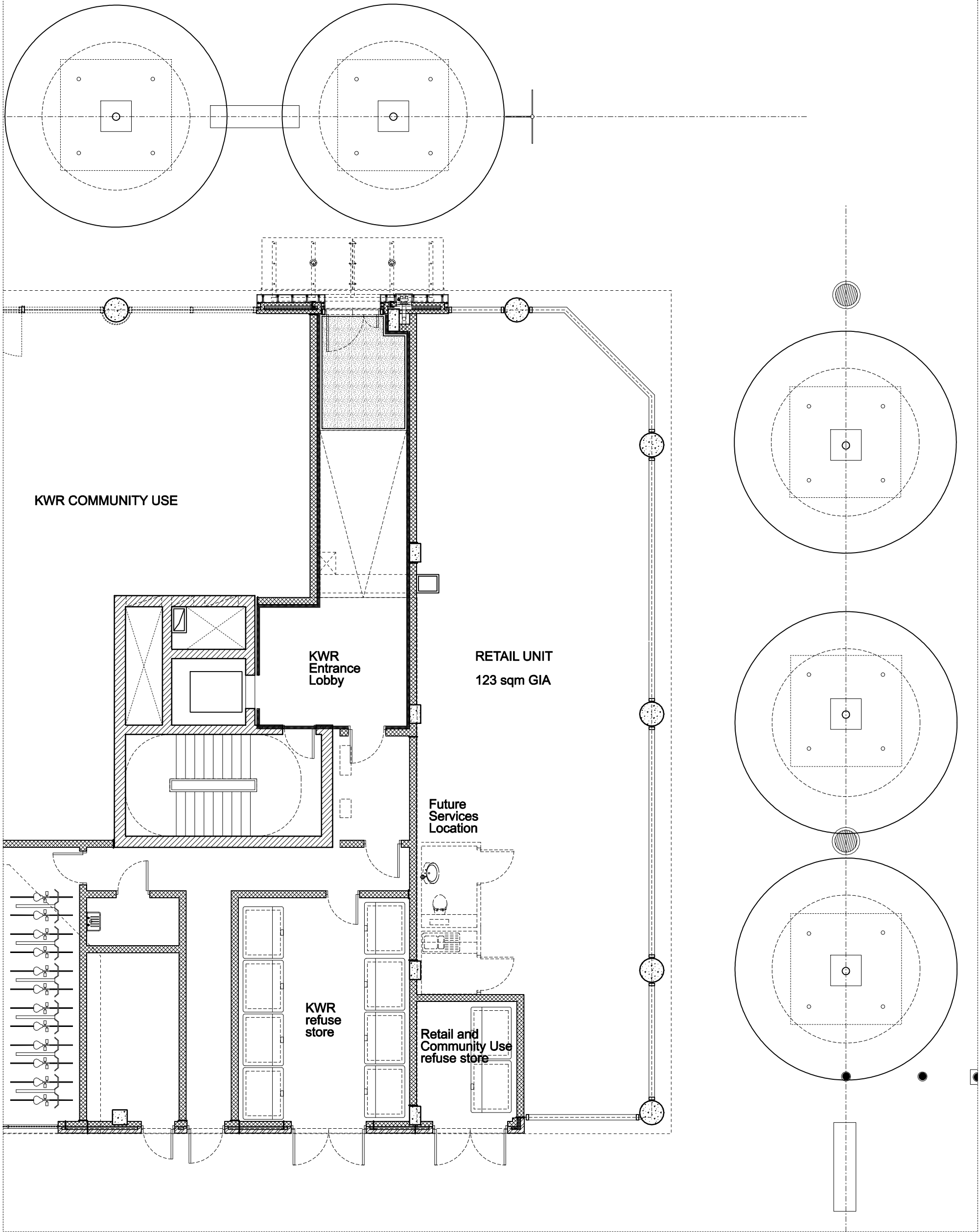
Advice

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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KEY WORKER BUILDING GROUND FLOOR 1:100 scale

Cartwright Pickard Architects Ltd. 16 Regents Wharf All Saints Street London N1 9RL Tel: 020 7837 7023 Fax: 020 7837 7192 Email: mail@cartwrightpickard.com	Notes: Unless indicated, this drawing is for information only. Do not scale, use figured dimensions only. All dimensions to be checked on site Dwg original size: A3	Revisions:				Project: Key Worker Residential Building, Chatham Place, Reading Dwg Title: Retail Unit Plan Scale: 1:100 @ A3 Date: 09.04.08 Drwg. No: 264 ASK 434 Rev: -
		Date:	Rev:	Note:	Checked	
FOR INFORMATION PURPOSES ONLY						

