



## To Let

11 Castle Street  
Reading  
RG1 7SB

- Town centre location
- Grade II Listed
- Previous tenants fit out in situ
- Class E Bar/Restaurant
- Capacity - GF 350 persons / FF 200 persons (incl staff)
- Licencing details :  
Mon – Wed 09:00 – 02:30  
Thurs – Sat 09:00 – 03:30  
Sunday 09:00 – 01:30

|                          |                    |
|--------------------------|--------------------|
| Ground Floor - GIA       | 3,307 sq ft        |
| Lower ground floor - GIA | 3,024 sq ft        |
| First floor - GIA        | 2,440 sq ft        |
| <b>TOTAL - GIA</b>       | <b>8,771 sq ft</b> |
| Rent - OIEO              | £75,000 p.a.       |
| Rates Payable            | £33,540 p.a.       |

For more information please contact Hicks Baker

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## USE

**Class E**

## TENURE

Leasehold

## TERMS

A new FRI lease is available on terms to be agreed.

## RATEABLE VALUE

£78,000. 2026 List.

The unit is within the BIDS area which implements an additional 1% levy on rates for the properties with rateable values in excess of £10,000.

## EPC

B. Expires 15th December 2035

## VAT

VAT is payable

**Fiona Brownfoot**

Retail and Leisure

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Transaction



Management



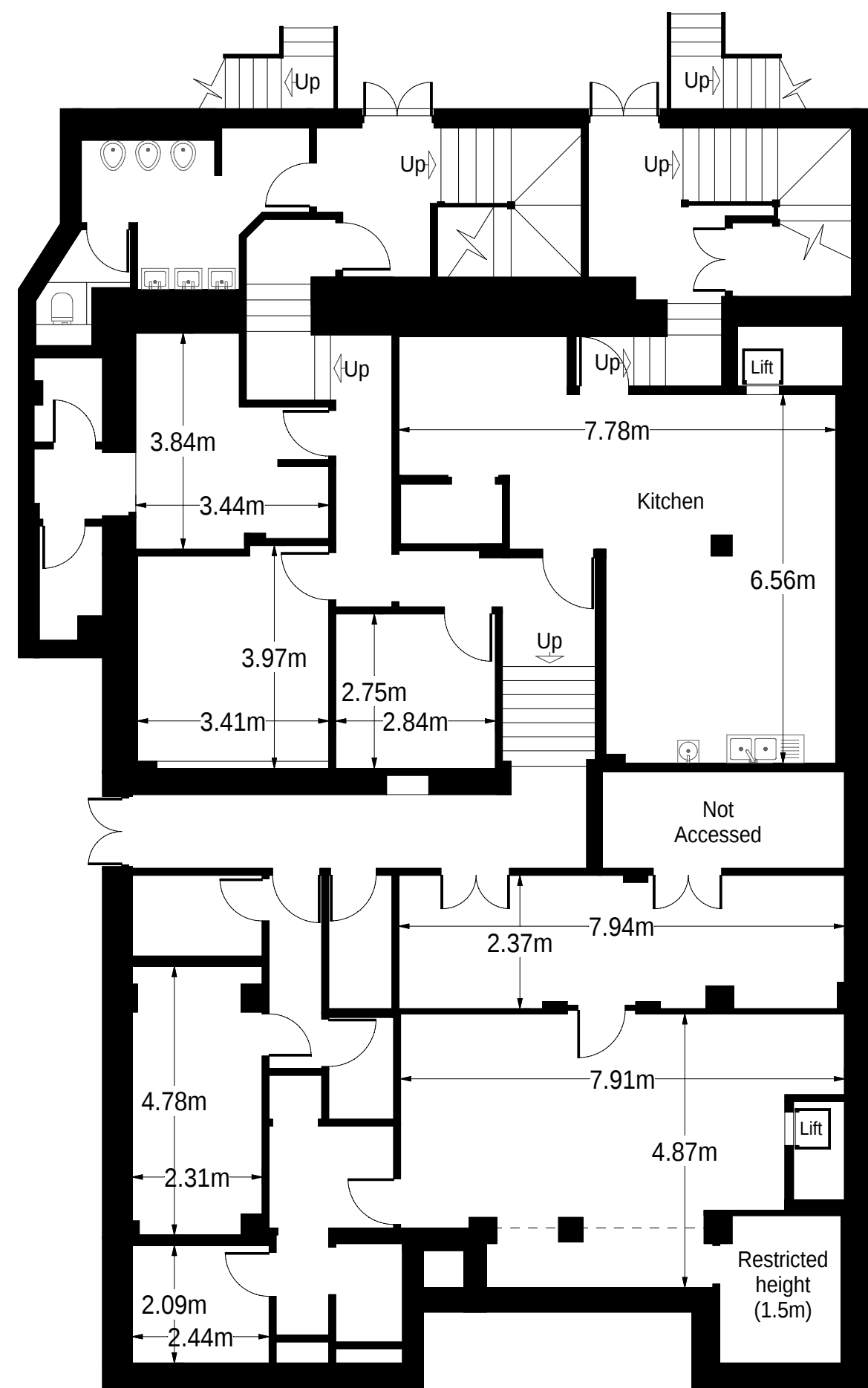
Advice

## Lease code

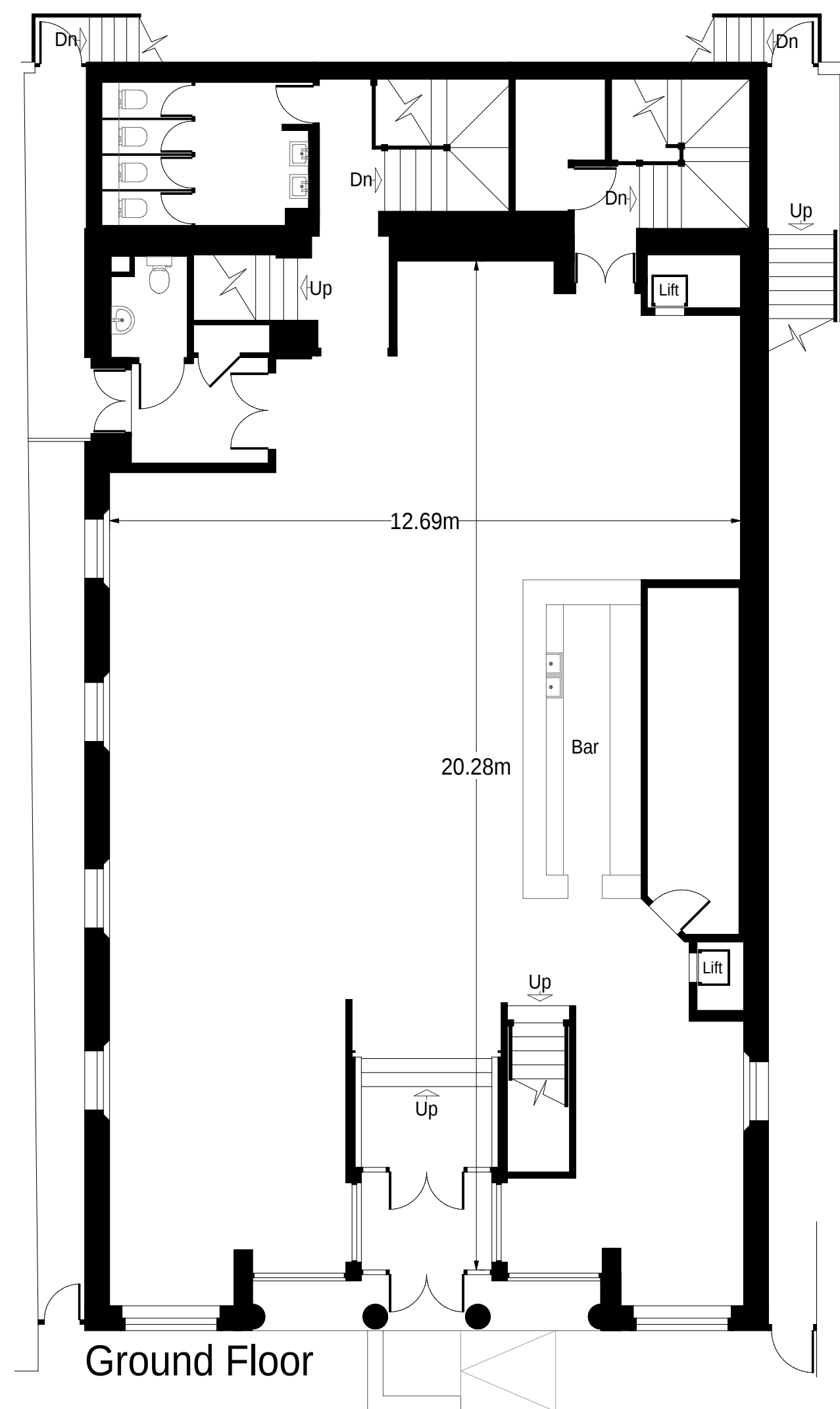
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the [website here](#).

## Misrepresentations Act 1967

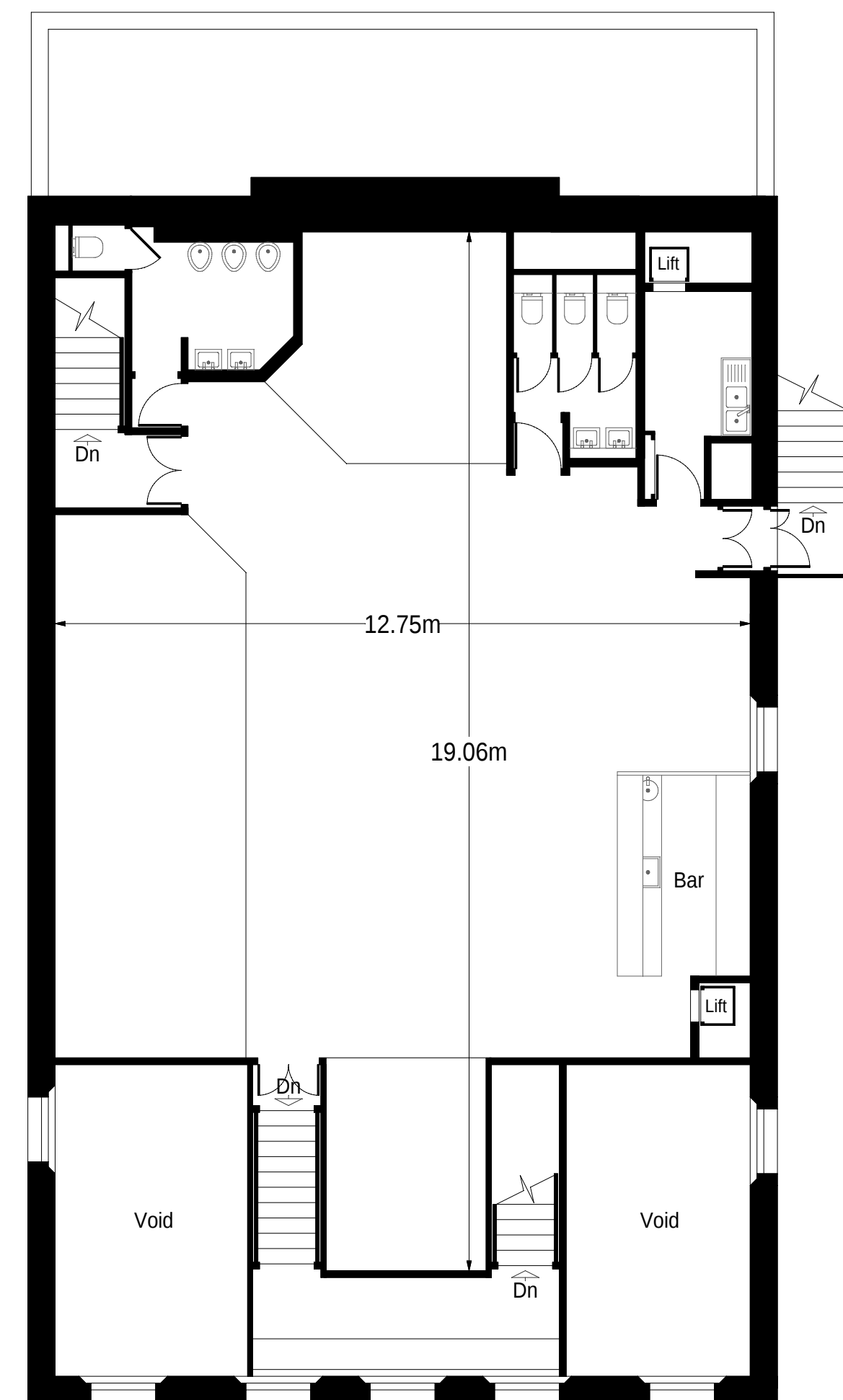
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Lower Ground Floor



Ground Floor



First Floor

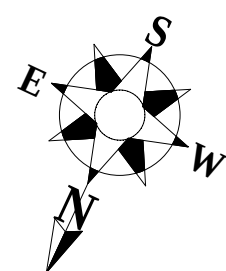
Castle Street,  
Reading RG1 7SB

Scale 1:100 (A2 page)

Survey Date - May 2026

**ProplanUK@Gmail.com**

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



Castle Street

