



To Let

43a Church Street, St Martin's Centre, Caversham RG4 8BA

- First floor unit - Above Costa & Boots
- Part of popular St Martin's Centre
- Located in the thriving village of Caversham
- Available as whole or as two smaller units
- Costa, Boots, Superdrug, House of Cards and Waitrose are in close proximity
- Scheme is anchored by Waitrose

	Whole space	Space 1	Space 2
Ground floor	204 sq ft	N/A	N/A
First floor	6,717 sq ft	3,821 sq ft	2,605 sq ft
Max ceiling height	2.7 metres	2.7 metres	2.7 metres
Rent	£45,000 p.a.	£29,500 p.a.	£19,500 p.a.
Est. Service charge	£5,358.32 p.a.	£3,211 p.a.	£2,141 p.a.
Est. Buildings Insurance*	£5,605.62 p.a.	£3,363 p.a.	£2,242 p.a.

*Insurance amounts likely to reduce once the property is occupied

For more information please contact Hicks Baker

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USE	Class E
TENURE	Leasehold
TERM	A new lease is available direct from the Landlord, which will require the provision of a mutual rolling break to commence from 2034 is required, subject to 6 months notice. (shorter lease terms are available, too).
RATEABLE VALUE	Not listed but previously £44,500 (whole). For further information on Retail, hospitality and leisure relief, visit - https://www.tax.service.gov.uk/business-rates-find/
EPC	TBC
VAT	VAT is payable

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Date of publication: January 2024



Transaction



Management



Advice

Lease code

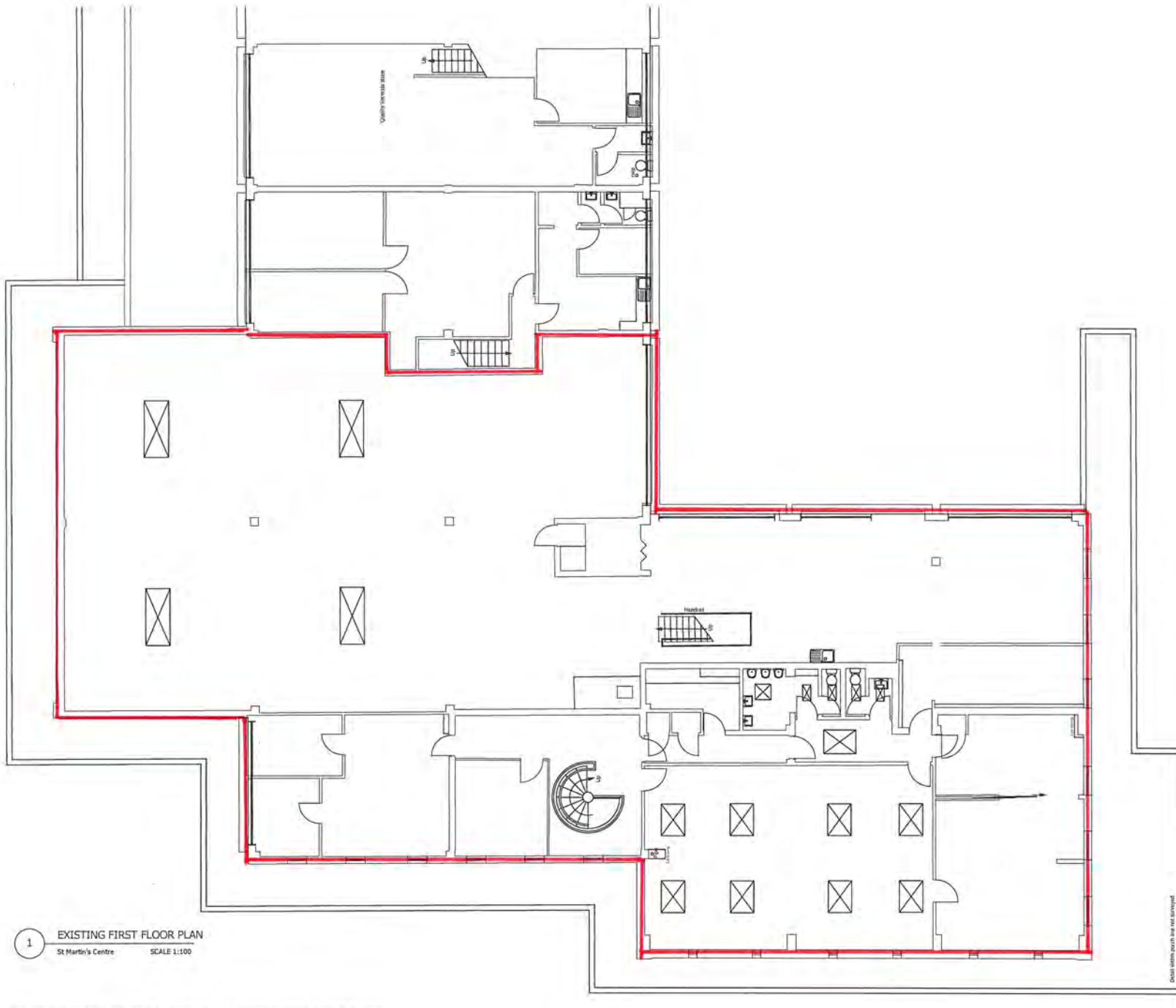
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions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

Misrepresentations Act 1967

Hicks Baker for themselves and for the vendors or lessors of this property, whose agents they are give, notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hicks Baker has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT.

The scaling of this drawing cannot be assured

Revision	Date	Drm	Ckd
P1 PLANNING APPLICATION	19.05.14	CA	RP
P2 DESIGN UPDATES	16.09.14	YC	RP



1 EXISTING FIRST FLOOR PLAN
St Martin's Centre SCALE 1:100

SCALE 1/100



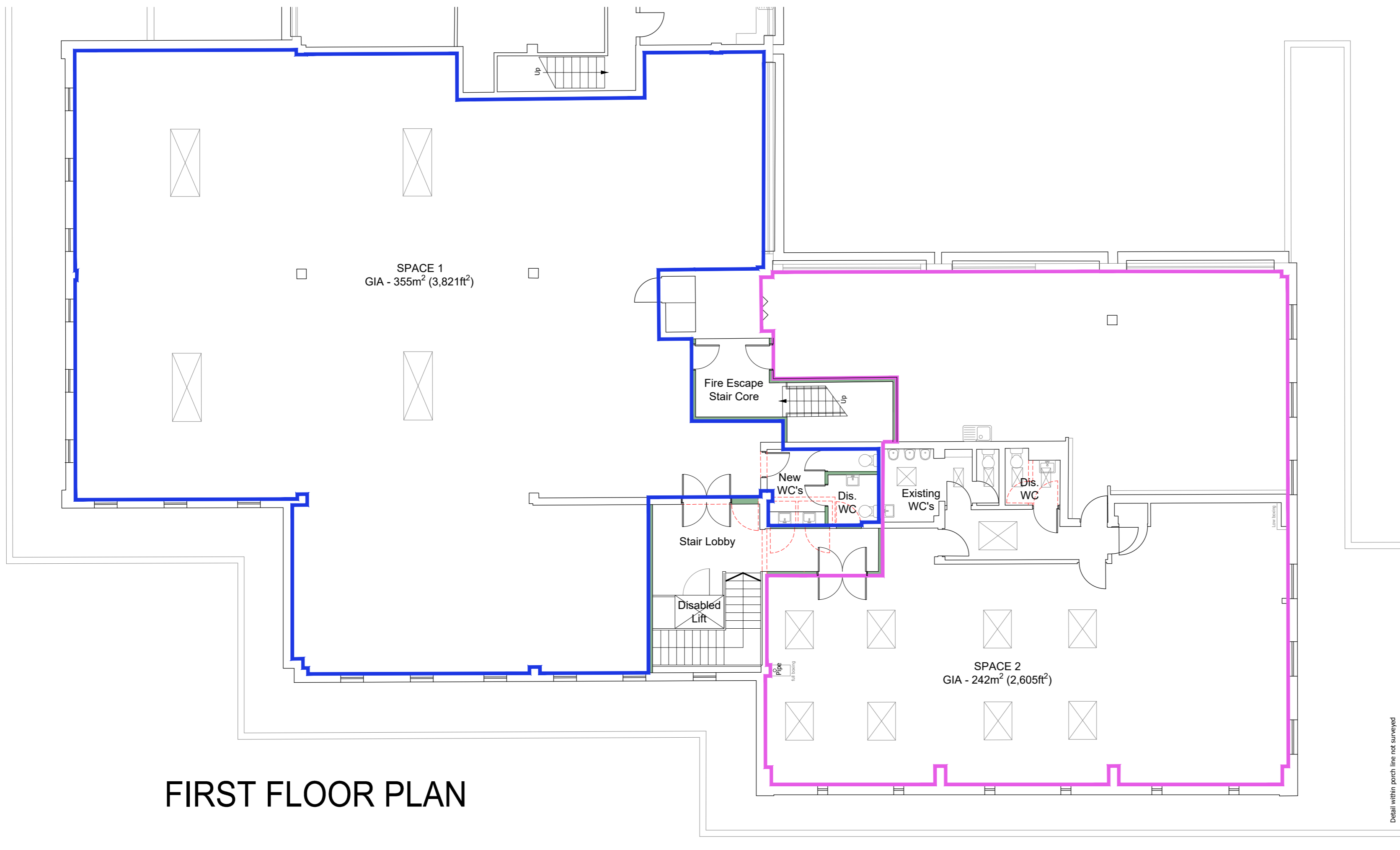
Drawing based on Ordnance Survey Information received from Client.
 Layouts for illustrative purposes only. All area figures to be checked on site or against full building survey.
 All means of escape routes to building control / fire officer approval. All Structural information is assumed and to S.E approval.
 Site boundary is taken from information received from client & is approximate only.
 This information is to be verified with land register records from client.

Project
St Martin's Centre
Caversham
 Drawing Title
Block D Retail & Resi
Existing First Floor Plan
 Date 16.09.14 Scale 1:100@A2 Drawn by CA Check by RM
 Project No 18511 Drawing No D_202 Revision P2



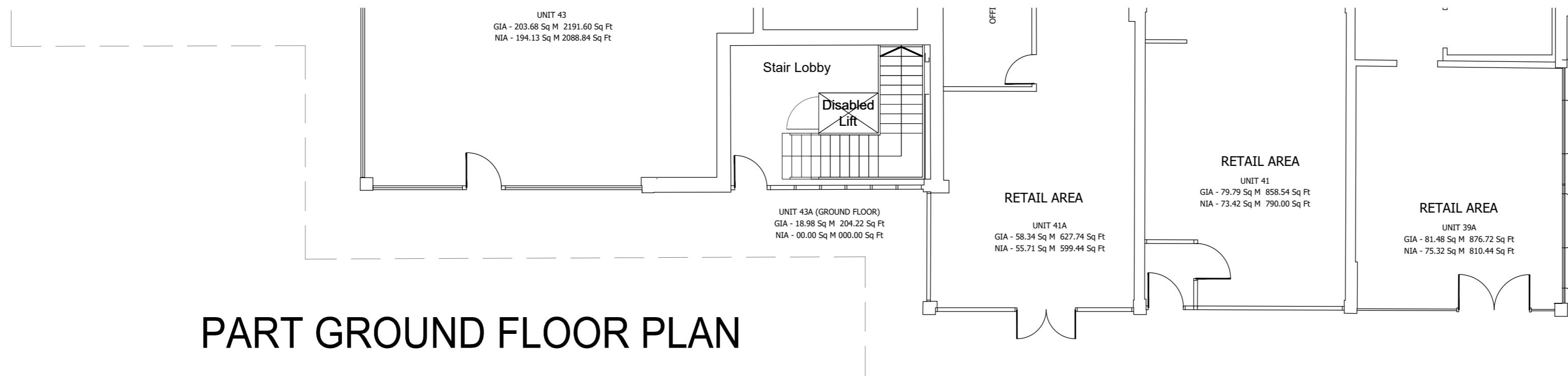
Planning • Master Planning & Urban Design
 Architecture • Landscape Planning & Design • Project Services
 Environmental & Sustainability Assessment • Graphic Design

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FIRST FLOOR PLAN

Detail within porch line not surveyed



PART GROUND FLOOR PLAN



Rev	Date	Description
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...		

SORBON
ESTATES

Project
St Martin's Centre, Caversham.

Block D

Drawing

Proposed Part Ground &
First Floor Layout

Date: 16.07.2025 Scale @ A2: 1:100 Drawn: cwh

Drawing number: SMCC_BD_SUBD_001 Revision: -