



## 35 Church Street, Caversham, Reading RG4 8BA

### A1 / A2\* Retail Unit To Let

\*Permitted development rights will apply to use the premises for A2

Retail Area	SQ FT
Retail Sails Area	744
ITZA	516

### Viewings

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# Retail

## To let

### Rent

£29,500 p.a.

### Key Facts

- Prominent location
- A1 use
- Located in Caversham, a popular thriving village
- Scheme anchored by Waitrose
- Forresters, Iceland and Jennings the Butchers are in close proximity
- Recently refurbished unit

### Rates

Rateable Value (2017) – £19,000

UBR (2017-18) – 46.6p

**NB** A transitional rate could apply.

Please check with the Local Authority.

### Service Charge

The service charge budget estimate is

£2,627 p.a.

### Lease

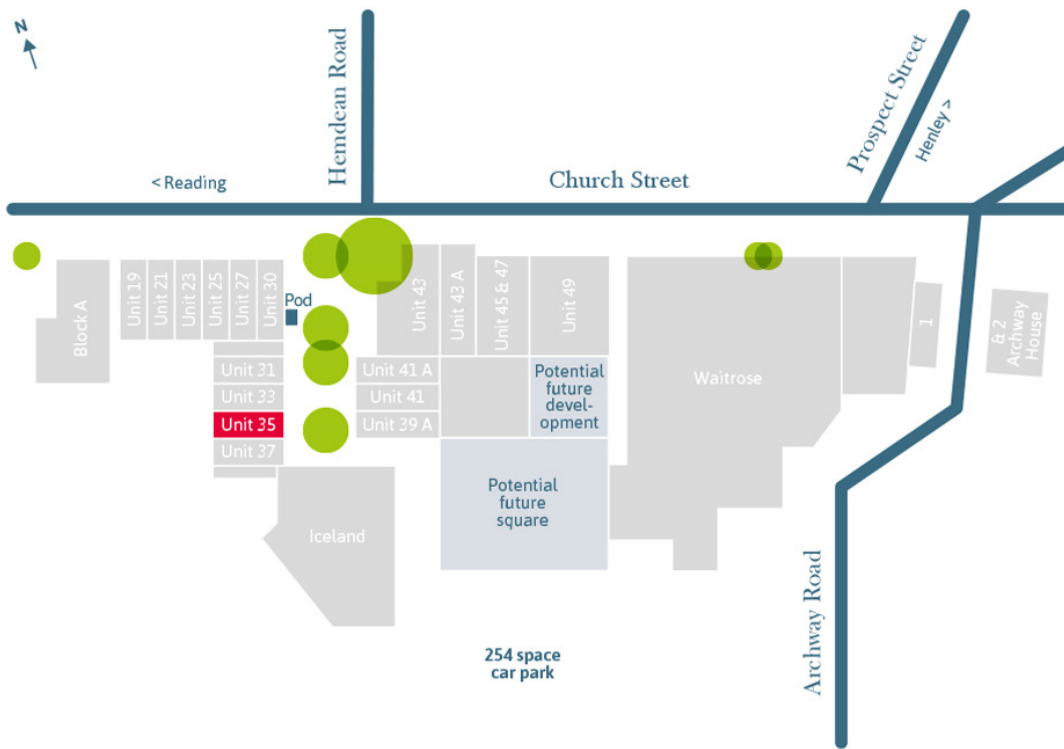
A new lease will be granted direct from the freeholder for a term of years to be agreed.

### VAT

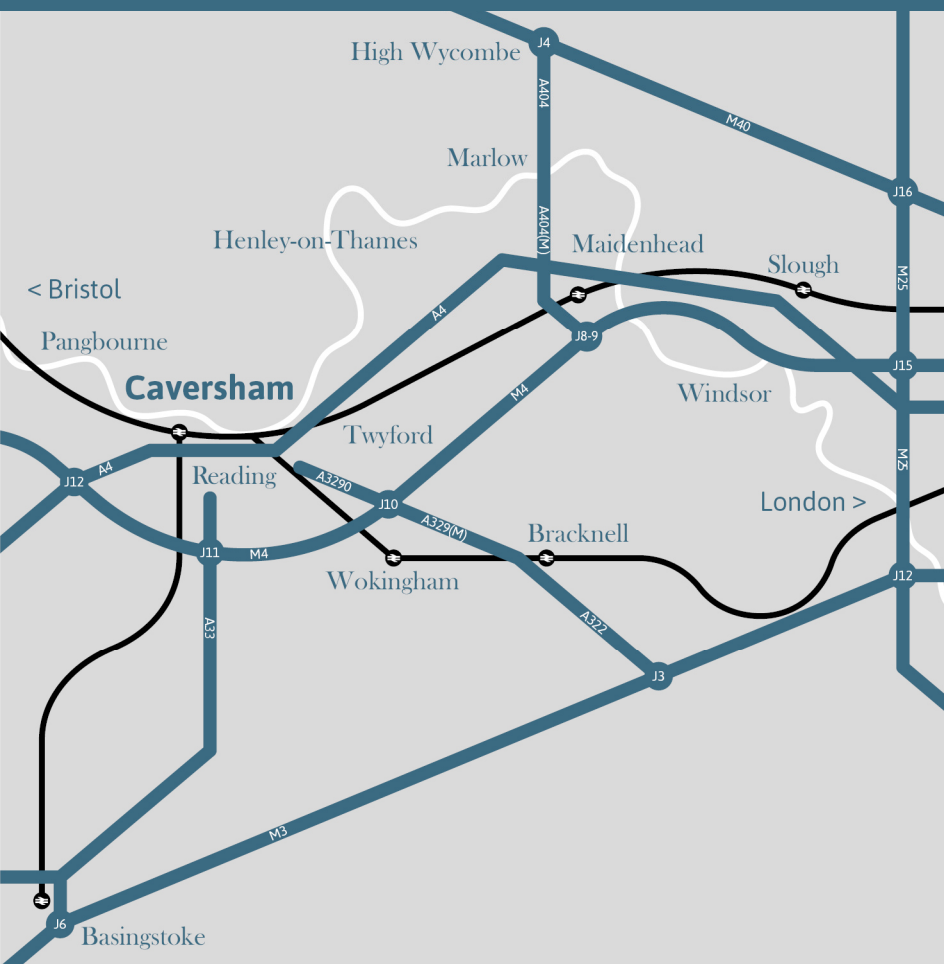
VAT is payable.

### EPC Rating

C 58. A full certificate is available on request.



[smartinscentre-caversham.co.uk](http://smartinscentre-caversham.co.uk)



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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 [leasingbusinesspremises.co.uk](http://leasingbusinesspremises.co.uk)

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