



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

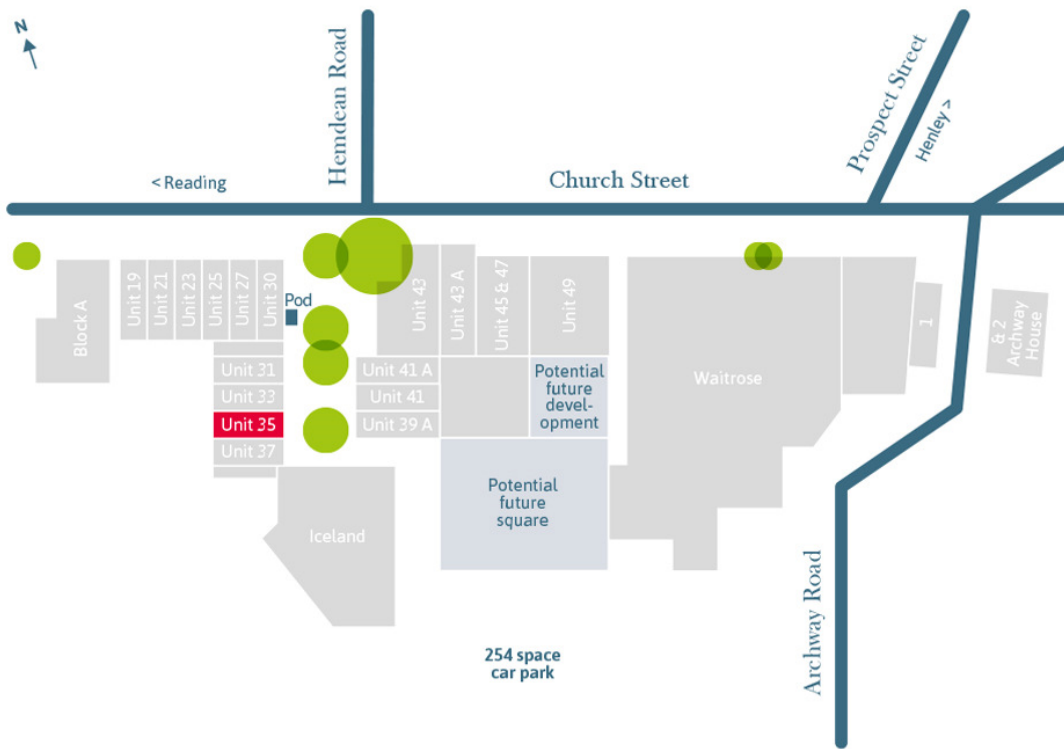
A new lease will be granted direct from the freeholder for a term of years to be agreed.

VAT

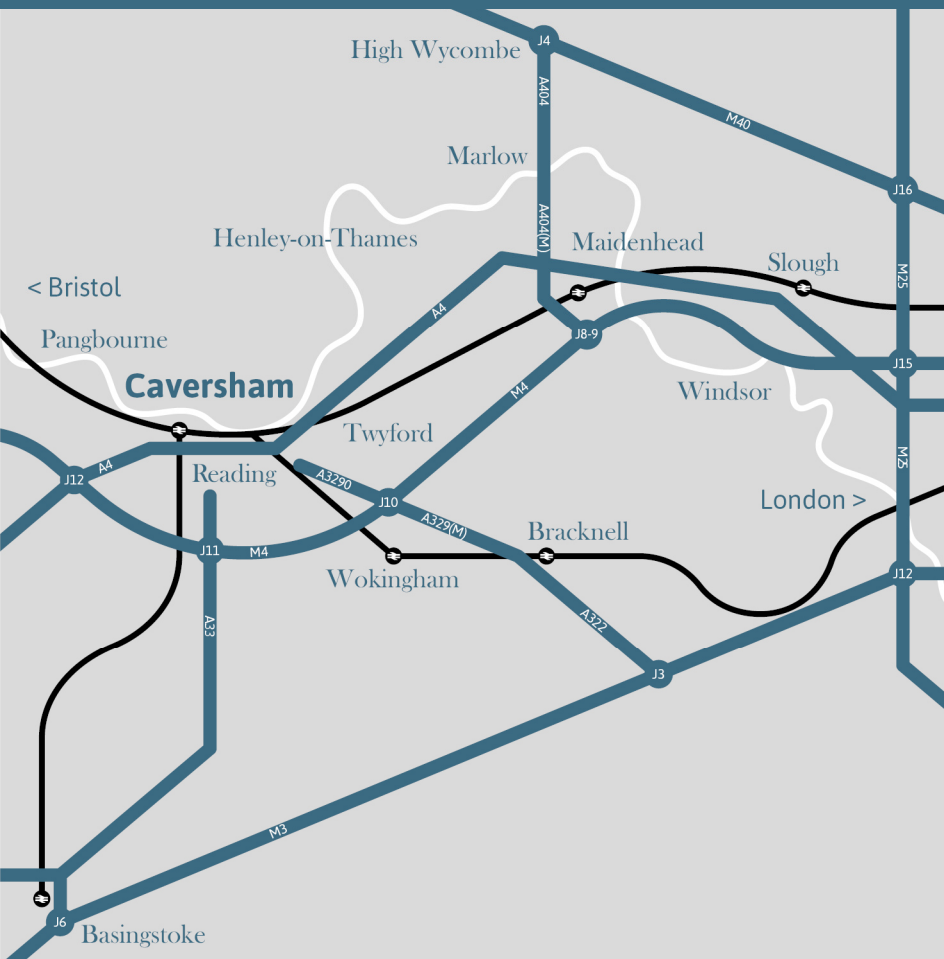
VAT is payable.

EPC Rating

C 58. A full certificate is available on request.



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Date of Publication
February 2018

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 leasingbusinesspremises.co.uk

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