Retail





TO LET

RENT

£115,000 p.a. plus VAT

KEY FACTS

- Highly prominent
- Excellent parking (105 shared)
- Situated on the west side of the IDR (inner distribution road)
- Opposite Vastern Court retail park
- Next to PureGym

READING – 65 Caversham Road RG1 8AD

CLASS E PREMISES TO LET

	SQ FT
Ground floor	8,506
Mezzanine	1,711





VIEWINGS

Fiona Brownfoot T: 0118 955 7083 M: 07770 470214

E: f.brownfoot@hicksbaker.co.uk

RATES

Rateable Value (2017) - £107,000

NB: A transitional rate could apply. Please check with the Local Authority.

LEASE

The unit is available on a new lease on terms to be agreed.

ESTATE SERVICE CHARGES

Budget estate charge estimated for this year: £2,782.04.

INSURANCE

TBC

VAT

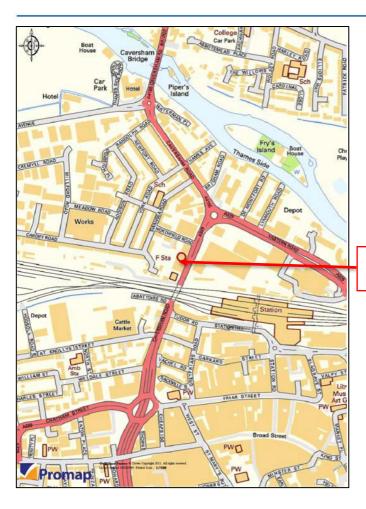
The unit is elected for VAT.

EPO

Current rating C. EPC certificate available on request.

T: 0118 959 6144 W: www.hicksbaker.co.uk

Transaction • Management • Performance



65 CAVERSHAM ROAD



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

https://www.rics.org/globalassets/ricswebsite/media/upholding-professionalstandards/sector-standards/real-estate/code for-leasing ps-version feb-2020.pdf

MISREPRESENTATION CODE

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