



# Retail

## To let

### Rent

£50,000 p.a.

### Key Facts

- Prominent location
- Class E use
- Located in Caversham, a popular thriving village
- Scheme anchored by Waitrose
- Costa, Boots, Superdrug and Waitrose are in close proximity
- Recently refurbished unit

## 45-47 Church Street, Caversham, Reading RG4 8BA

### Class E Premises To Let

Retail Area	SQ FT
Retail Sales Area	1,511
ITZA	873

### Viewings

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### Rates

Rateable Value (2017) – £46,250

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

### Service Charge

The service charge budget estimate is  
£7,796.55 p.a.

### Lease

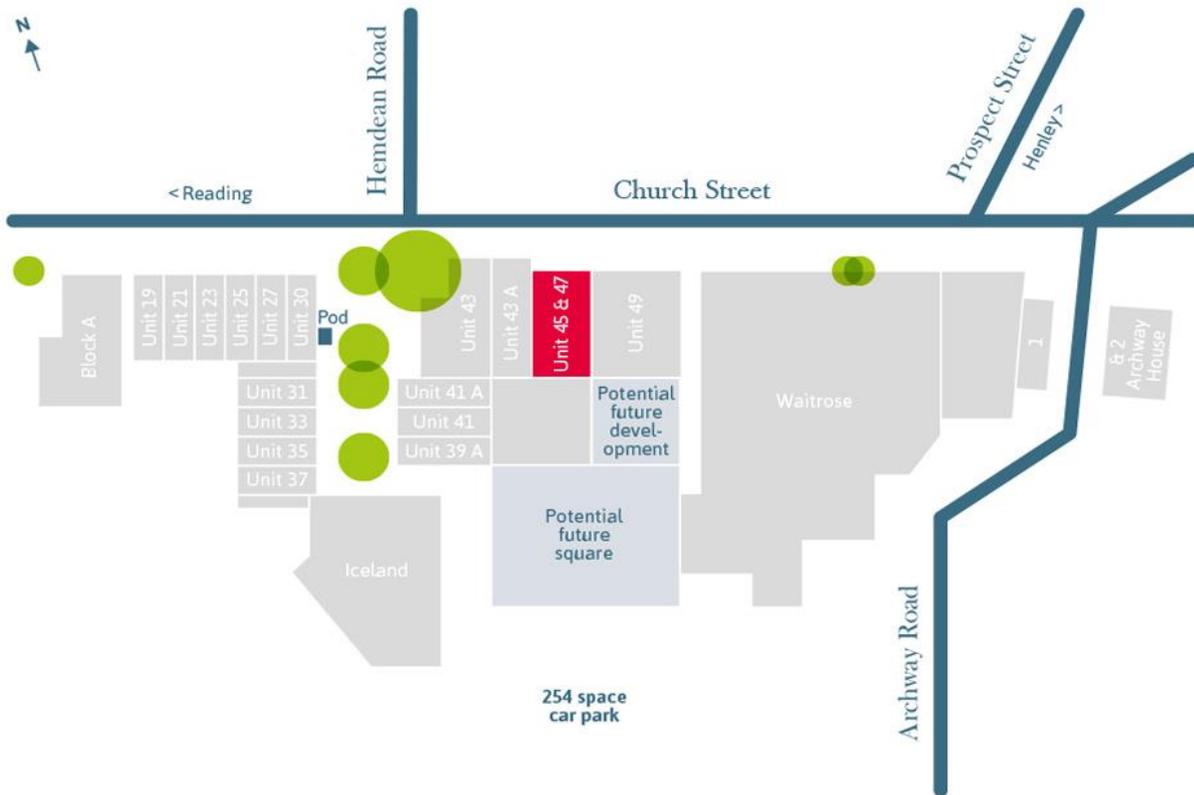
A new lease will be granted direct from  
the freeholder for a term of years to be  
agreed.

### VAT

VAT is payable.

### EPC Rating

Current - C 69. A full certificate is  
available on request. Will be  
reassessed.



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



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

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