



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

### Class E Unit To Let

Retail Area	SQ FT
Retail Sales Area	734
ITZA	519

### Viewings

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# Retail

## To let

### Rent

£26,000 p.a.

### Key Facts

- Prominent location
- Class E use
- Located in Caversham, a popular thriving village
- Scheme anchored by Waitrose
- Planet Nails and Costa Coffee are in close proximity

### Rates

Rateable Value (2017) – £19,000

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

### Service Charge

The service charge budget estimate is £3,550.29 p.a.

### Lease

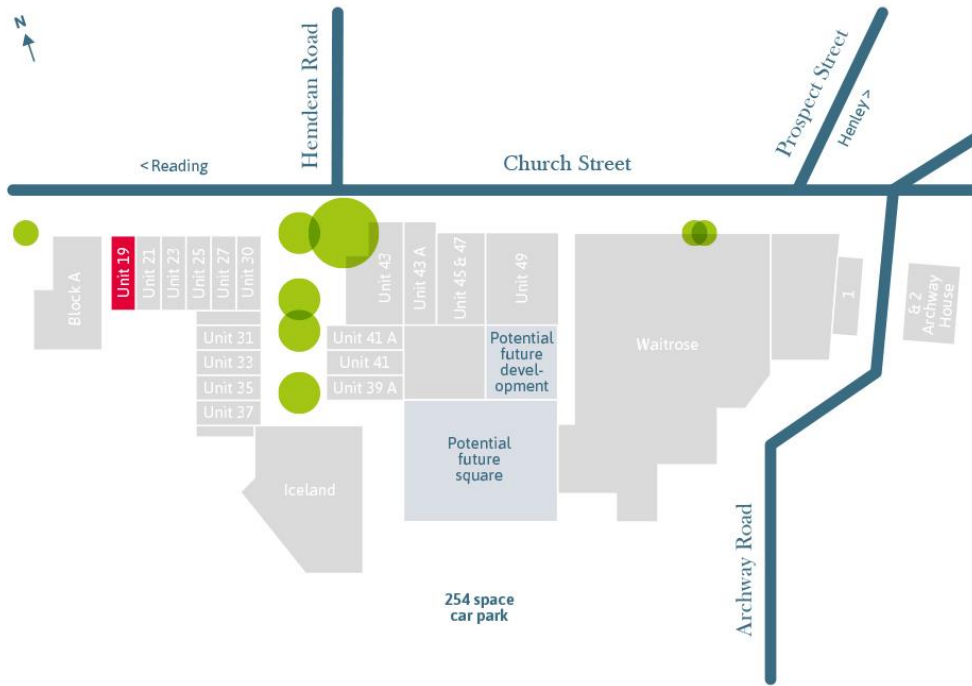
A new lease will be granted direct from the freeholder for a term of years to be agreed.

### VAT

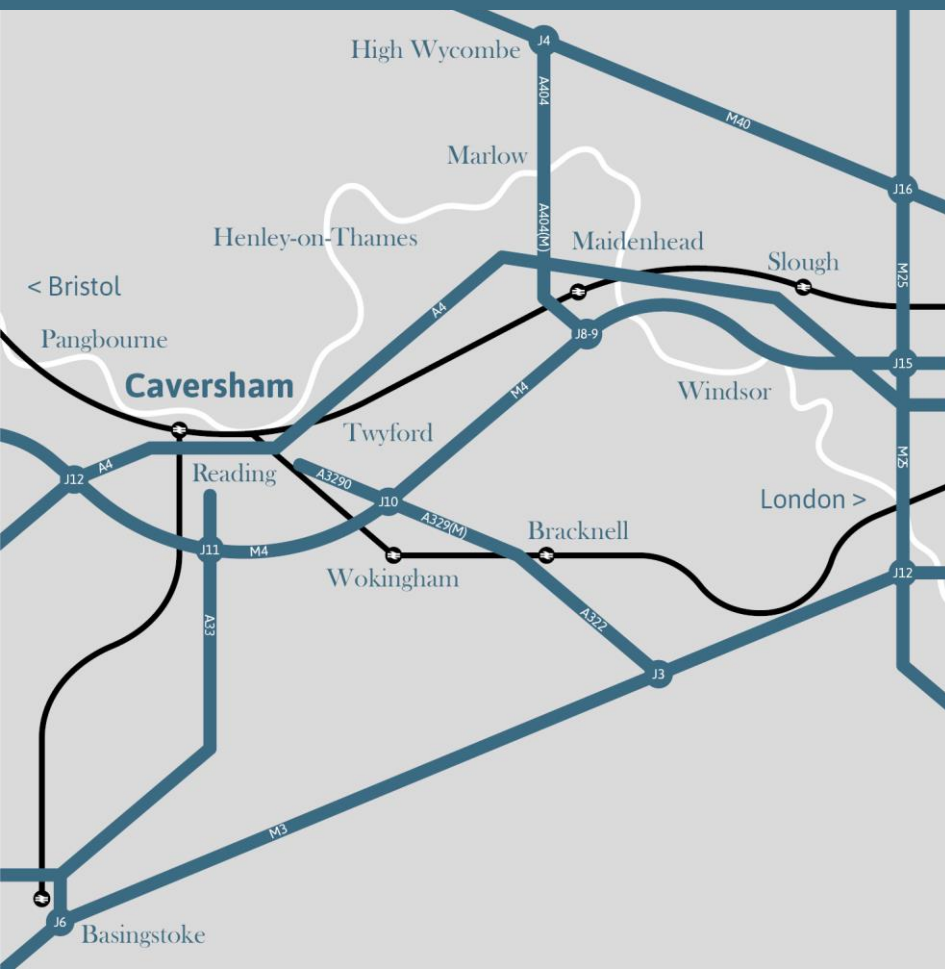
VAT is payable.

### EPC Rating

C. A full certificate is available on request.



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

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