

# LANSLEY

business transfer agents since 1890

111 Oxford Road, Reading, RG1 7UK

Telephone: 0118 959 0271

E-mail: [info@lansleycommercial.co.uk](mailto:info@lansleycommercial.co.uk)

Web: [www.lansleycommercial.co.uk](http://www.lansleycommercial.co.uk)

## TO LET

**SELF-CONTAINED GROUND FLOOR E-CLASS RETAIL PREMISES**

**VERSATILE 425SQ.FT / 40M<sup>2</sup> PREMISES ON BUSY PARADE**

**HIGH FOOTFALL LOCATION IN CAVERSHAM**

**VACANT POSSESSION – AVAILABLE IMMEDIATELY**



**35 PROSPECT STREET,  
CAVERSHAM,  
READING, BERKS,  
RG4 8JB**

### Location

The premises is located on Prospect Street in the heart of Caversham, a busy and well-established local retail parade serving a large residential catchment. The area benefits from strong day-to-day footfall, good visibility and nearby on-street parking, and is within easy reach of Caversham Road and Reading town centre.

### Premises Description

The premises comprise a self-contained, double-fronted ground floor E-Class retail unit - approximately 425sq.ft / 40M<sup>2</sup>. Formerly occupied as a vape shop, the main open-plan retail area has laminate flooring, spot lighting and an alarm system. A W.C. with wash hand basin is positioned to the side of the shop, while the main retail area leads through to a further room to the rear, which in turn provides access to a fully fitted kitchenette. The unit is served by electricity only, with no gas supply, and benefits from a water heater. The landlord will redecorate and present the premises in a clean and refreshed condition prior to occupation. No dedicated parking.

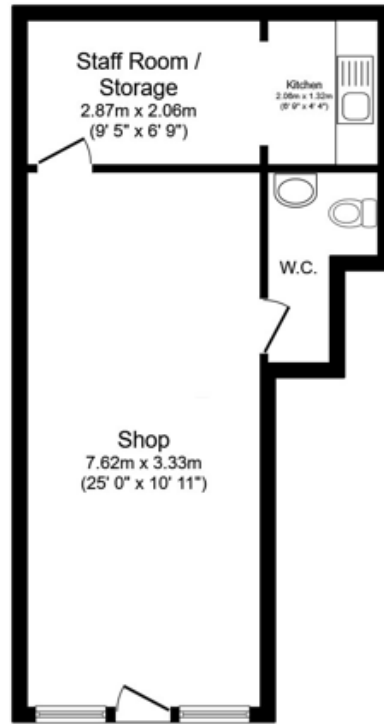
### Lease Terms

The property is available on a new Full Repairing and Insuring (FRI) lease for a term of 10 years. The lease will commence at a rent of **£16,000 per annum** (equivalent to **£1,333 per month**), with **upward-only rent reviews every five years**. Break Clause at the end of year 5. A **surety rent deposit equivalent to three month's rent** will be required. **There is no service charge payable**, and preference will be given to experienced operators. Tenant responsible for electricity, water usage and portion of the annual building insurance. There is no gas supply to the premises currently.

Ref: DR.1667cont'd .....

**EPC – C58** – Valid until 15<sup>th</sup> December 2035

**RATEABLE VALUE** – £12,500 – Reducing to £9,900 in the April 2026 ratings.



**Floor Plan**

Floor area 39.7 sq.m. (427 sq.ft.)

**PLANNING CONSENT:** The premises were most recently operated as a vape shop and are understood to fall within Use Class E. Interested parties are advised to make their own enquiries with the Local Planning Authority to satisfy themselves that the property is suitable for their proposed use.

**VIEWING** - Strictly by prior arrangement with Lansley Commercial - 0118 959 0271.

**Agency Fee:** An agency fee of £500 plus VAT is payable by the ingoing tenant.

**REF:- DR.1667**

**NOTE:** Particulars are as supplied by Vendor and verified as far as possible but we cannot accept responsibility for any inaccuracy. \*Any dimensions quoted are for guidance only. the acceptance of this order constituting a contract to this effect. 111125



Tel: 0118 959 0271  
[info@lansleycommercial.co.uk](mailto:info@lansleycommercial.co.uk) | [www.lansleycommercial.co.uk](http://www.lansleycommercial.co.uk)  
 A H Lansley Ltd, 111 Oxford Road, Reading, Berkshire, RG1 7UH  
 Company Reg No: - 14172493 | VAT Reg No: 484739932

