



## To Let

29 Church Street, St Martin's Centre, Caversham RG4 8BA

- Highly prominent corner unit
- New concertina doors to be fitted
- Excellent opportunity for external seating
- **Not suitable for hot food takeaway or restaurant** unless using internal circulation
- Located in the popular, thriving village of Caversham

Area	868 sq ft
ITZA	530 units
Rent	£27,500 p.a.
Service charge y/e 2023:	£4,414.73 p.a.
Insurance:	TBC
Rates payable:	£10,354
<b>TOTAL OCCUPATIONAL COSTS</b>	<b>£42,268.73 p.a.</b>
EPC	C

For more information please contact Hicks Baker

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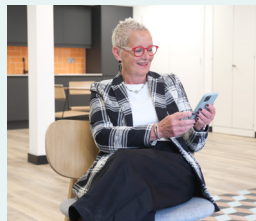
<b>USE</b>	<b>Class E, with preference for food use. The Landlord will give permission for tables and chairs to be placed outside.</b>
<b>TENURE</b>	Leasehold
<b>TERM</b>	A new lease is available direct from the Landlord on terms to be agreed
<b>RATEABLE VALUE</b>	£22,000 For further information on Retail, hospitality and leisure relief, visit - <a href="https://www.tax.service.gov.uk/business-rates-find/">https://www.tax.service.gov.uk/business-rates-find/</a>
<b>VAT</b>	VAT is payable

## Fiona Brownfoot

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Transaction



Management



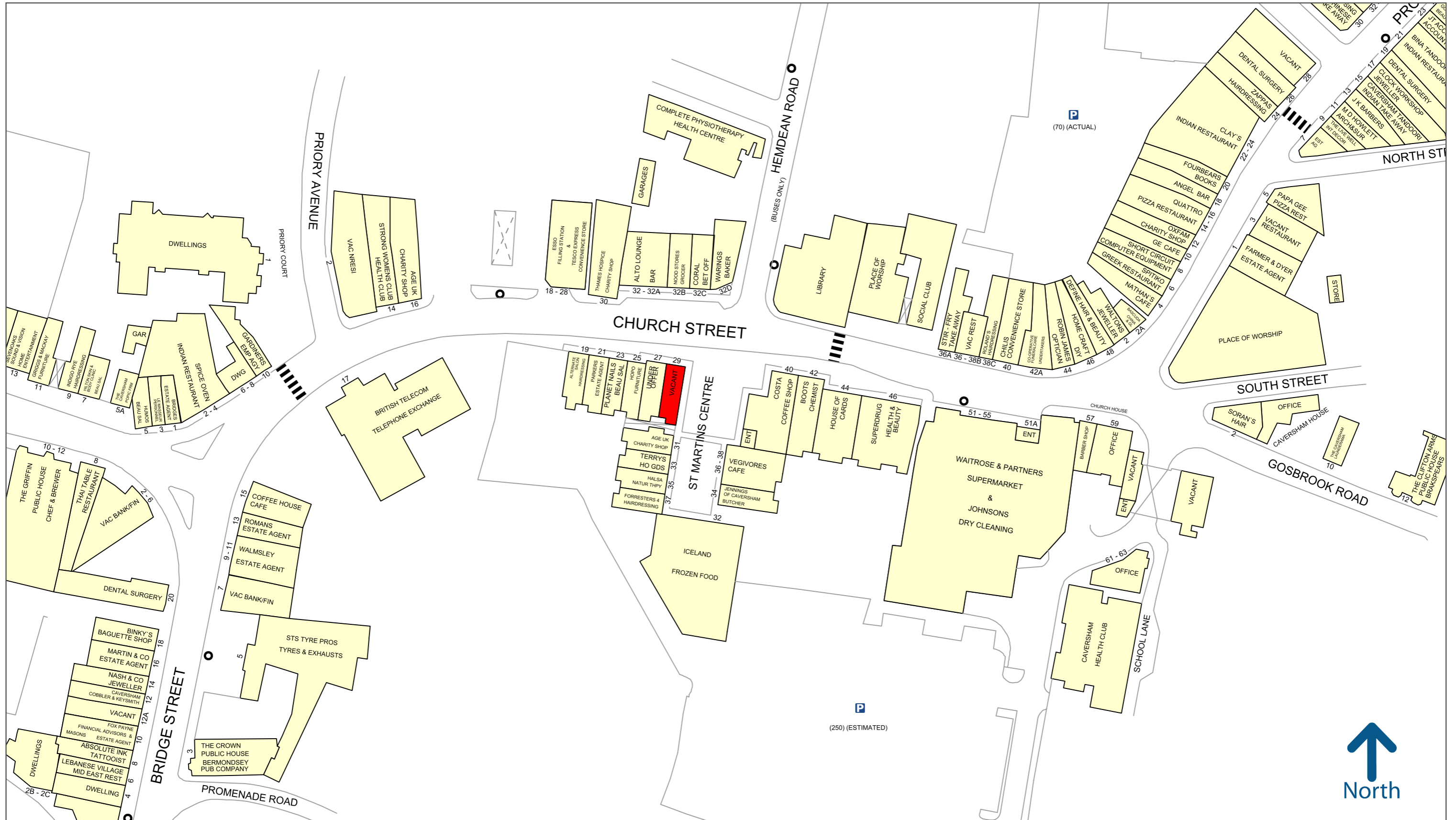
Advice

### 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 here](#).

### Misrepresentations Act 1967

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50 metres

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