



## To Let

57 Church Street, Caversham, Reading RG4 8AX

- Use: Class E
- NO barber shops
- Highly prominent unit
- Adjacent to Waitrose
- Located in the popular, thriving village of Caversham
- One private parking space
- Free public parking close by

Ground floor retail area	393 sq ft
Ancillary	124 sq ft
<b>TOTAL</b>	<b>517 sq ft</b>
ITZA	315 units
Rent	£18,500 p.a.
Service charge	N/A
Insurance	£56.90 p.a.
Rates payable	£6,487 p.a.

For more information please contact Hicks Baker

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<b>USE</b>	<b>Class E</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>	£13,000. 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>EPC</b>	D rating. Expires 6 November 2028
<b>VAT</b>	VAT is NOT payable

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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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