



To Let

43a Church Street, St Martin's Centre, Caversham RG4 8BA

- First floor unit - Above Costa & Boots
- Part of popular St Martin's Centre
- Located in the thriving village of Caversham
- Prominent location
- Costa, Boots, Superdrug, House of Cards and Waitrose are in close proximity
- Scheme is anchored by Waitrose

Ground floor	204 sq ft	Rent	£45,000 p.a.
First floor	6,717 sq ft	Est. Service Charge	£6,555.03 p.a.
TOTAL	6,921 sq ft	Est. Buildings Insurance	£1,308.10 p.a.

For more information please contact Hicks Baker

T: 0118 959 6144 E: retail@hicksbaker.co.uk W: hicksbaker.co.uk



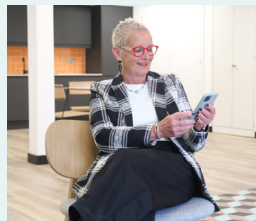
USE	Class E
TENURE	Leasehold
TERM	A new lease is available direct from the Landlord on terms to be agreed
RATEABLE VALUE	Not listed but previously £44,500. For further information on Retail, hospitality and leisure relief, visit - https://www.tax.service.gov.uk/business-rates-find/
EPC	TBC
VAT	VAT is payable

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Transaction



Management



Advice

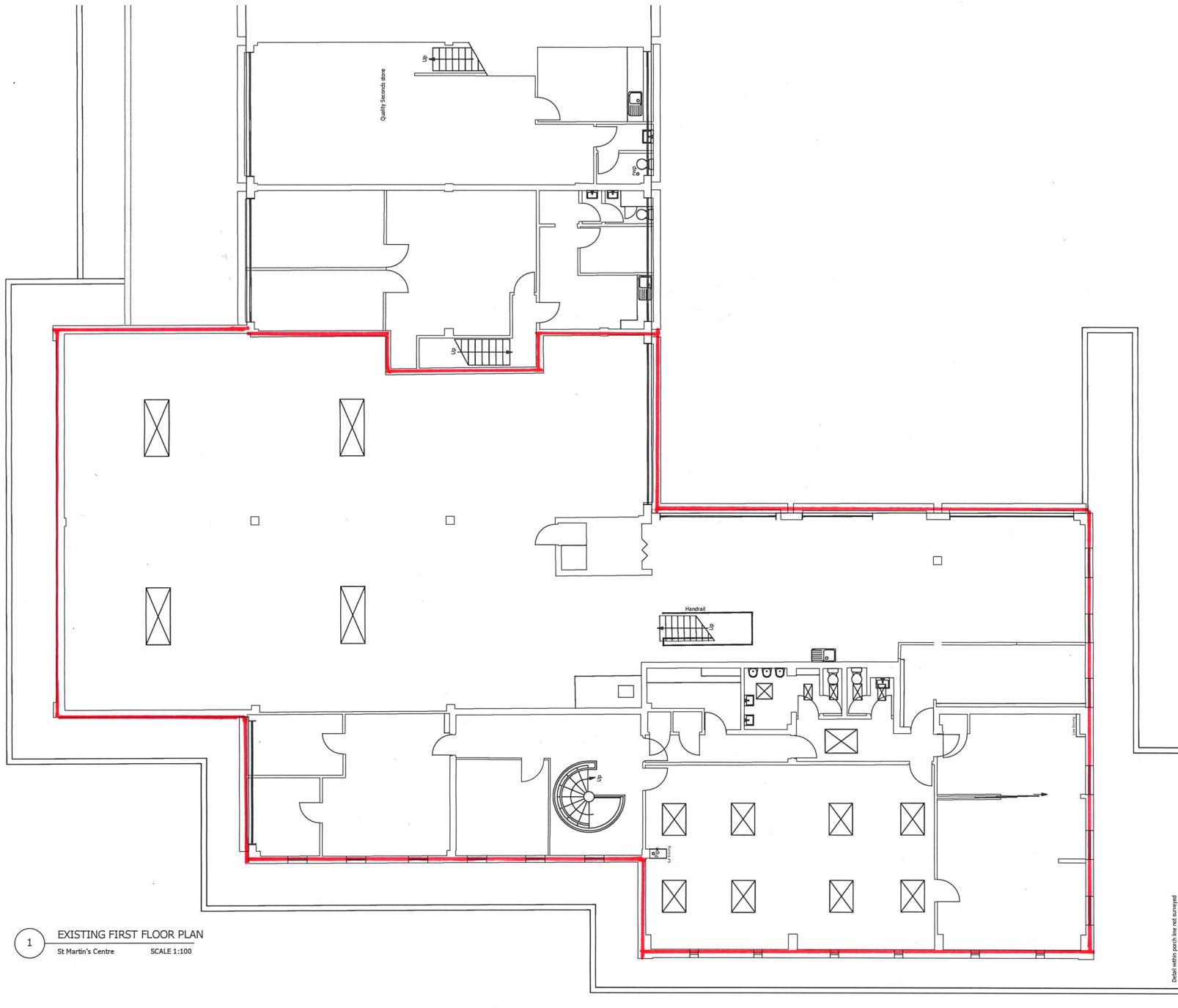
Lease code

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

Hicks Baker for themselves and for the vendors or lessors of this property, whose agents they are give, notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hicks Baker has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT.

The scaling of this drawing cannot be assured			
Revision	Date	Drn	Ckd
P1 PLANNING APPLICATION	19.06.14	CA	RP
P2 DESIGN UPDATES	16.09.14	YC	RP



SCALE 1/100



Drawing based on Ordnance Survey Information received from Client.
 Layouts for illustrative purposes only. All area figures to be checked on site or against full building survey.
 All means of escape routes to building control / fire officer approval. All Structural information is assumed and to S.E approval.
 Site boundary is taken from information received from client & is approximate only.
 This information is to be verified with land register records from client.

Project
St Martin's Centre
Caversham
 Drawing Title
Block D Retail & Resi
Existing First Floor Plan

Date	Scale	Drawn by	Check by
16.09.14	1:100@A2	CA	RM
Project No	Drawing No	Revision	
18511	D_202	P2	

1 EXISTING FIRST FLOOR PLAN
 St Martin's Centre SCALE 1:100

Detail within purple line not surveyed

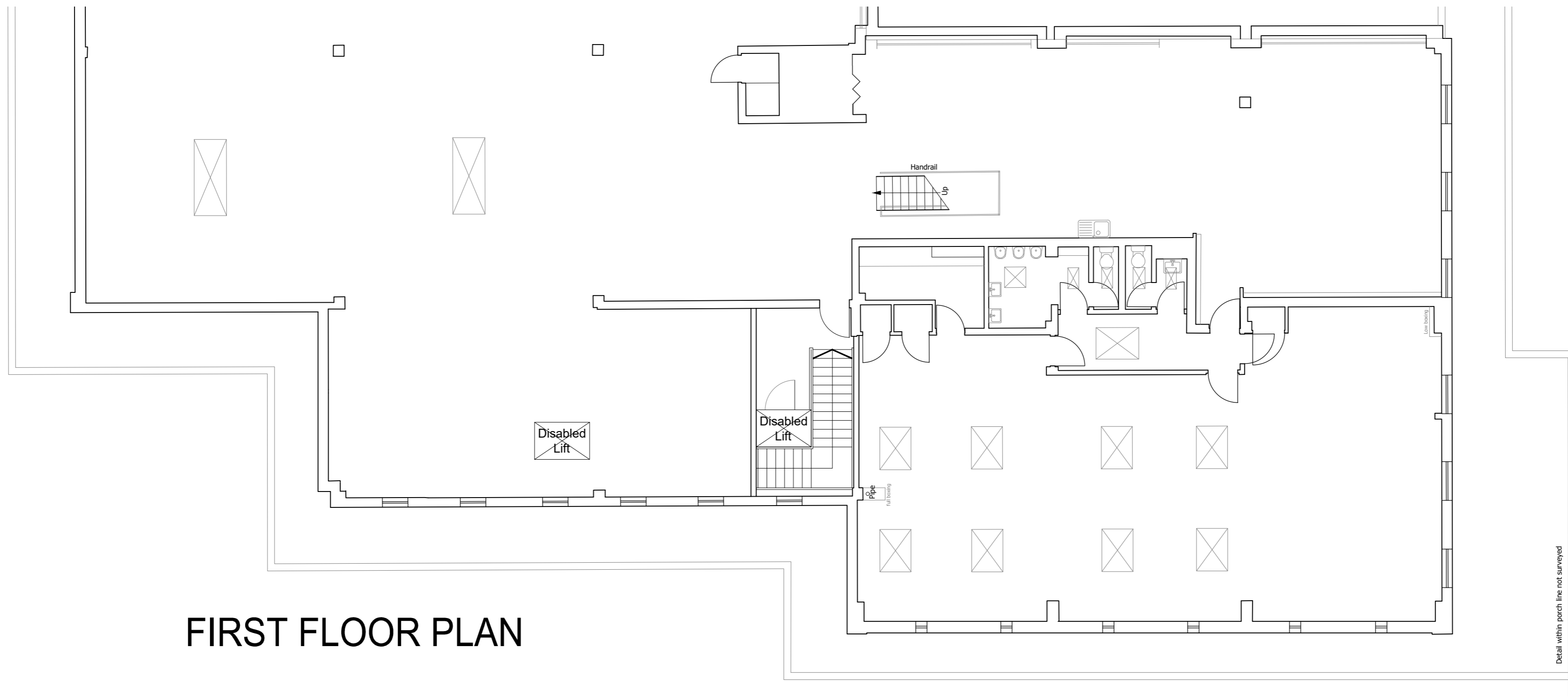


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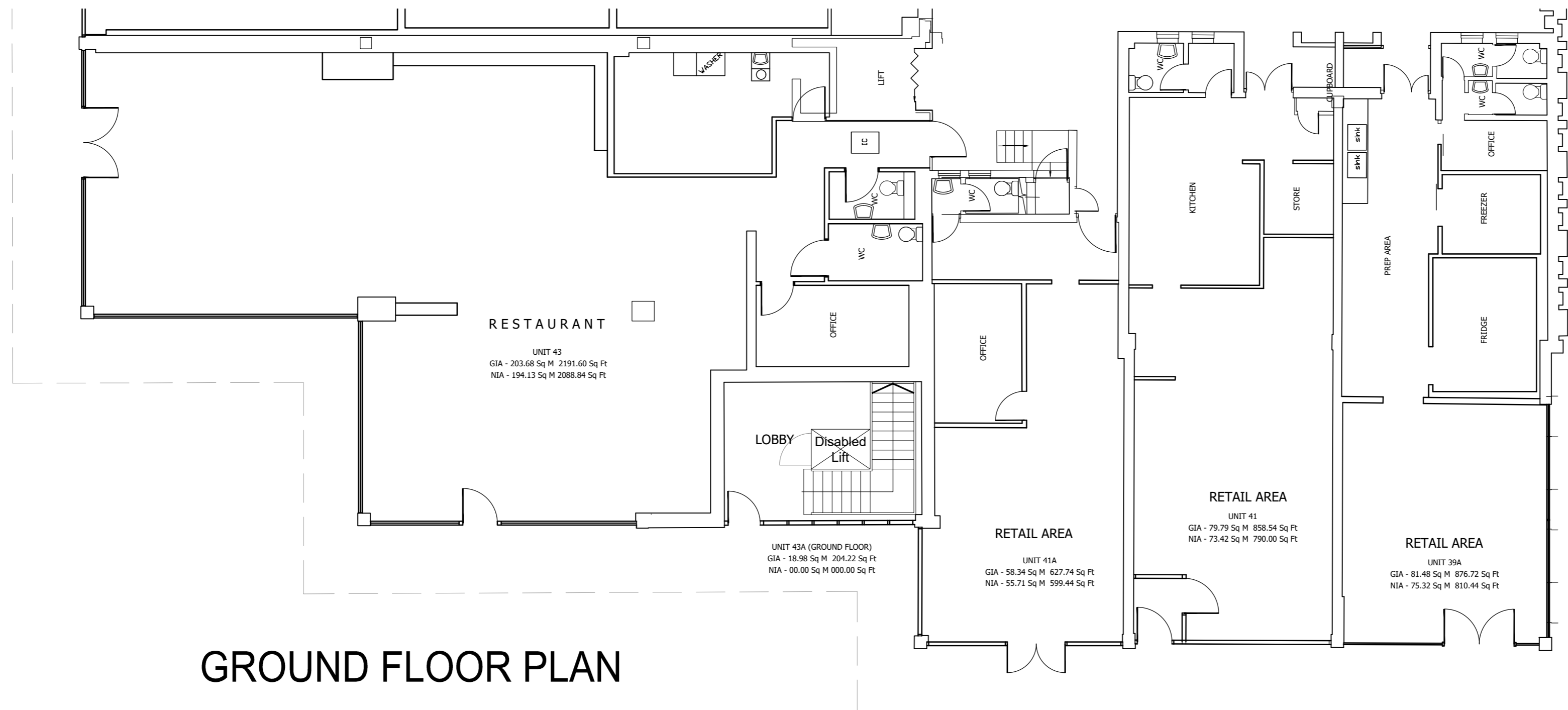


Offices at Reading London Bristol Cambridge Cardiff Ebbw Vale Edinburgh Leeds Manchester Solihull

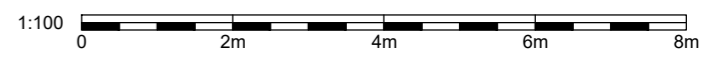


FIRST FLOOR PLAN

Detail within porch line not surveyed



GROUND FLOOR PLAN



Rev	Date	Description
..		
...		



Project
St Martin's Centre, Caversham.

Block D

Drawing
Proposed Staircase and Disabled Lift

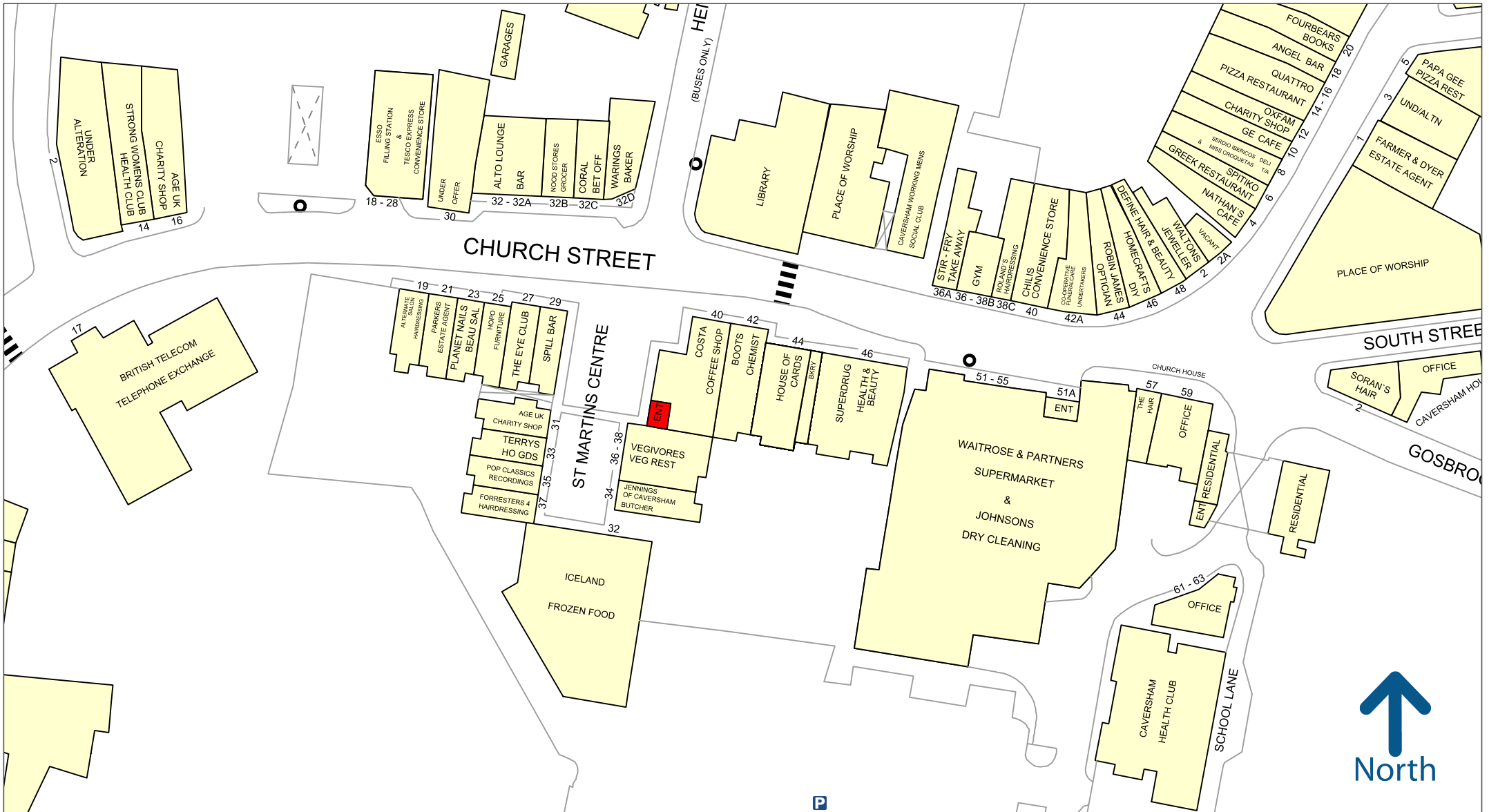
Date
04.12.2024

Scale @ A2
1:100

Drawn
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Drawing number
SMCC_BD_STAIRS_001.1 -

Revision



50 metres