LANSLEY

Business Sales and Commercial Agents Since 1890

Class E Retail / Leisure, E (Commercial / Business / Service), Retail To Let

£27,000 per annum

1,235 sq ft

36-38 Prospect Street, Caversham, Reading, RG4 8JL

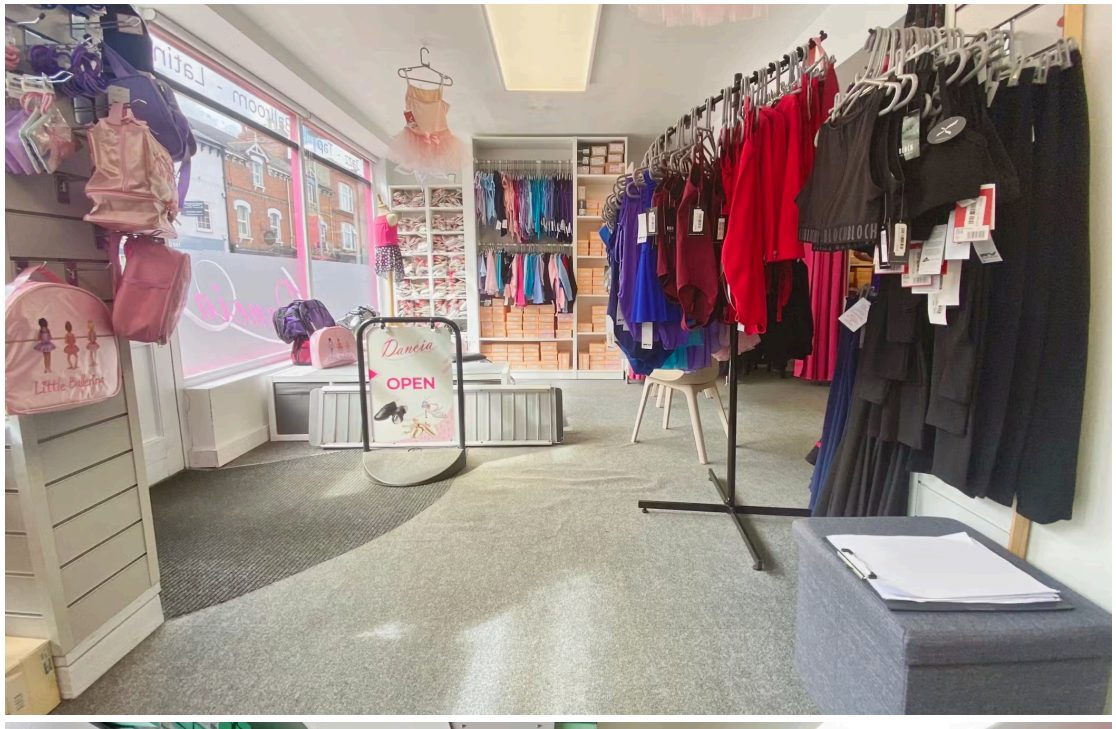


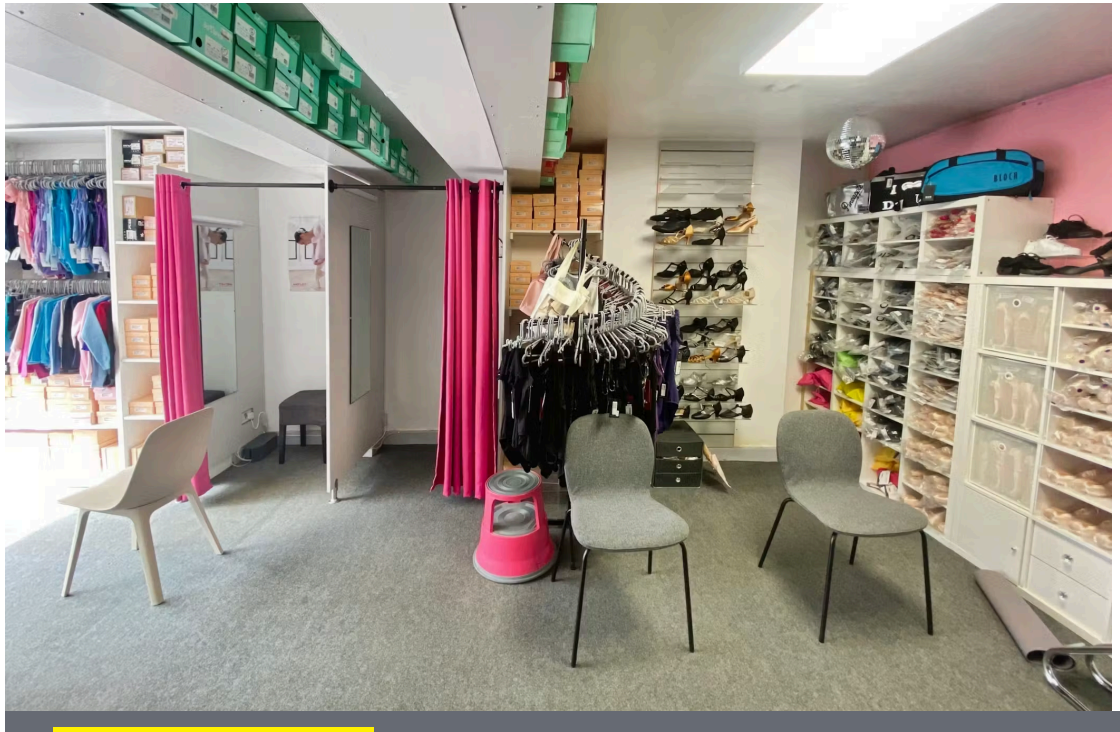


Prominent double-fronted retail premises in the heart of Caversham, Reading with substantial basement storage.

- Approximately 1,235 sq.ft (114.7 sq.m) including basements
- Ground floor retail sales area with excellent frontage
- Suitable for a variety of E-Class uses (subject to any necessary consents)
- Available from November 2026
- Established and sought-after village location close to Reading town centre
- Air conditioning installed to the ground floor retail area
- Two separate rear basement storage areas

www.lansleycommercial.co.uk/contact-us





Description

An attractive double-fronted retail premises - approximately 1,235sq.ft - arranged over a ground floor retail sales area together with two separate rear basement storage areas.

The property benefits from a bright and versatile ground floor sales / retail area with air conditioning, together with ancillary kitchen and WC facilities. The basement accommodation provides useful additional storage space and may suit a variety of occupiers requiring ancillary accommodation.

The premises are considered suitable for a range of retail, office and other Class E uses, subject to any necessary consents. The property is available from November 2026.

A small service charge is payable in addition to the rent for the upkeep of the area at the rear. Further details are available from Lansley Commercial upon request.

The current occupier has traded successfully from the premises for in excess of 18 years, demonstrating the strength and longevity of this established trading location.

Location

Prospect Street is one of Caversham's principal retail destinations, serving a densely populated residential catchment and benefiting from a mix of independent retailers, cafés and service-based businesses. Reading town centre and Reading mainline railway station are situated approximately one mile to the south.



Summary

- Rent: £27,000 per annum
- EPC: C (67)
- Lease: New Lease
- Terms: 10 years

Further information

- View details on our website

Contact & Viewings



Jason Atkins
0118 959 0271
jason@lansleycommercial.co.uk



Wayne Biehn
0118 959 0271
wayne@lansleycommercial.co.uk

Accommodation

Floor/Unit	Description	Building Type	Size	sq ft	sq m	Tenure	Re
Basement	2 Seperate Basement Areas at rear	E (Commercial / Business / Service)	615 sq ft	615	57.14	To Let	-
Ground	Ground Floor Retail / Shop	Class E Retail / Leisure	620 sq ft	620	57.60	To Let	-
Total				**1,235**	**114.74**		

Viewings

Strictly by prior appointment through Lansley Commercial.

Terms

A new effective full repairing and insuring lease is available directly from the landlord for a term to

Applicant Agency Fee

Lansley Commercial Applicant Fee: £450 + VAT, payable by the successful applicant on completion, for the

Please do not approach the current occupiers directly or discuss the availability of the premises with them. All enquiries and viewing requests should be directed through the sole letting agents.

be agreed, although the landlord's preference is for a 10-year term.

The lease will be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954 (as amended).

Rent reviews will be incorporated at 5-year intervals, where applicable.

The grant of the lease will be subject to landlord's consent, satisfactory references and covenant checks.

A rent deposit equivalent to six months' rent will be required.

The landlord will also require a personal guarantor.

Each party will be responsible for their own legal costs incurred in the transaction.

successful introduction and progression of the letting transaction.

Availability

Available November 2026

These particulars are provided by the vendor and are believed to be correct, but their accuracy cannot be guaranteed. They do not form part of any offer or contract.

All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

Unless otherwise stated, all figures quoted are exclusive of VAT.





al floor area: 122.4 sq.m. (1,318 sq.ft.)

floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are oximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error,















