LANSLEY

Business Sales and Commercial Agents Since 1890

Class E Retail / Leisure To Let

£16,000 per annum

425 sq ft

35 Prospect Street, Caversham, Reading, RG4 8JB

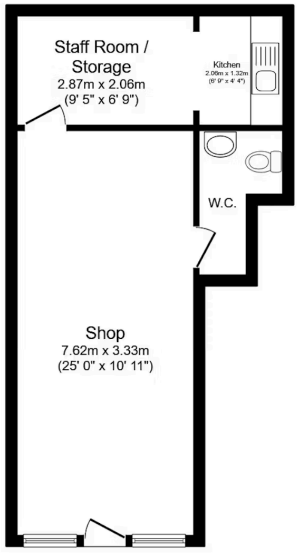




To Let – Prominent E-Class Retail / Office Unit in the Heart of Caversham (Approx. 425 sq.ft)

- Approx. 425 sq.ft (40 m²) self-contained retail premises
- Prominent double-fronted shop on busy Prospect Street
- Versatile Class E accommodation suitable for a range of uses (STP)
- High footfall location in the heart of Caversham
- Rear ancillary room, W.C. and fitted kitchenette
- Vacant possession – available immediately

www.lansleycommercial.co.uk/contact-us



Floor Plan

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

Total floor area: 39.7 sq.m. (427 sq.ft.)

This 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 approximate. 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,



Description

Lansley Commercial are delighted to offer to the market this self-contained ground floor E-Class retail premises, prominently situated on the busy Prospect Street parade in the heart of Caversham.

Extending to approximately 425 sq.ft (40 m²), the premises comprise a well-presented, double-fronted open-plan retail area with laminate flooring, spot lighting and an intruder alarm. A side W.C. with wash hand basin is provided, while the main retail area leads through to a useful rear ancillary room, which in turn provides access to a fully fitted kitchenette. The property is served by electricity only (no gas supply) and benefits from a water heater.

The premises were most recently occupied as a vape shop and are understood to fall within Use Class E, making them suitable for a wide range of retail, office, medical, beauty and professional service occupiers, subject to any necessary planning consents.

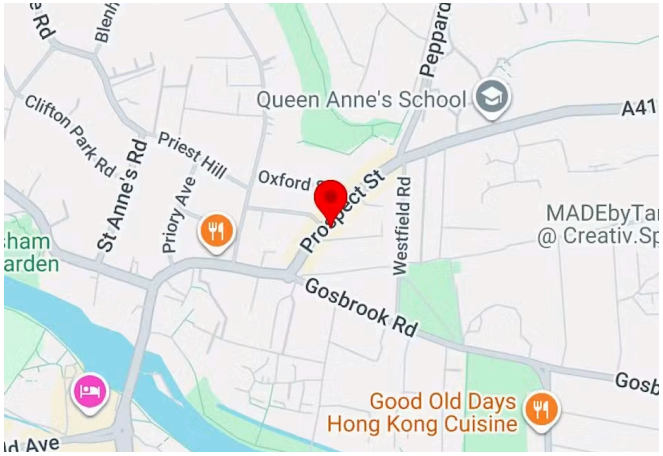
Located within a busy and established local parade, the property enjoys excellent visibility, strong day-to-day pedestrian footfall and is surrounded by a mix of independent retailers, cafés and service businesses serving the affluent Caversham community.

The landlord has confirmed that the premises will be redecorated prior to occupation.

The property is offered with vacant possession and is available immediately. Early viewing is highly recommended.

Location

The property occupies a prominent position on the busy Prospect Street parade in the heart of Caversham, benefiting from strong pedestrian footfall and excellent access to Reading town centre and the surrounding residential areas.



Summary

- Rent: £16,000 per annum
- EPC: C (58)
- Lease: New Lease
- Terms: 10 years

Further information

- View details on our website

Contact & Viewings



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



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

Viewings

Strictly by prior appointment through Lansley Commercial on 0118 959 9550.

Terms

A new full repairing and insuring lease is available, contracted inside the Landlord and Tenant Act 1954, for a term of 10 years, subject to a tenant break at the end of Year 5. Five-yearly rent reviews will apply. The tenant will be responsible for the building insurance premium (currently approximately £285 per annum) and provide a three-month rent deposit

Applicant Agency Fee

Lansley Commercial Applicant Fee: £450 + VAT, payable by the successful applicant on completion, for the successful introduction and progression of the letting transaction.

Availability

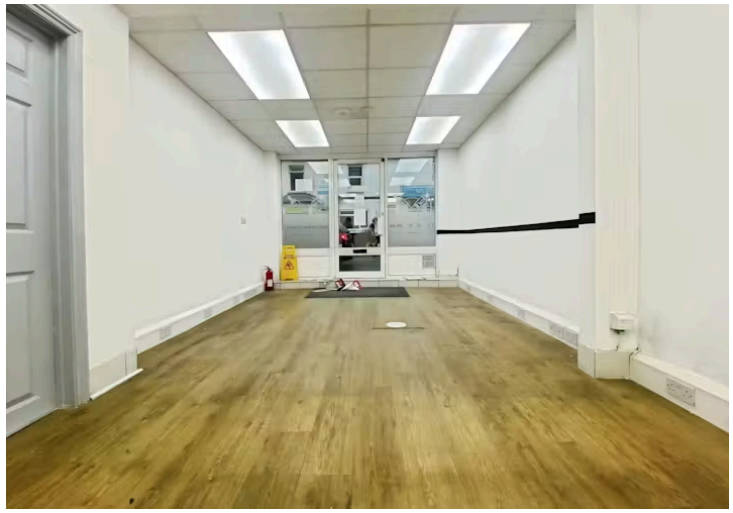
Available Immediately

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.

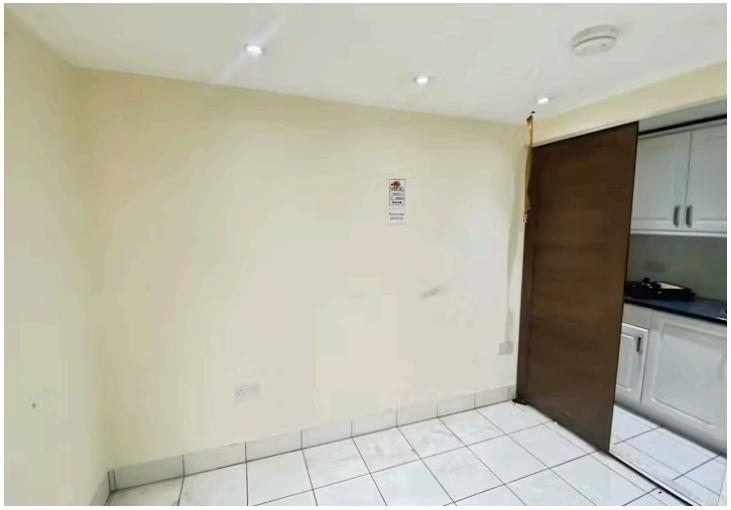
All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

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

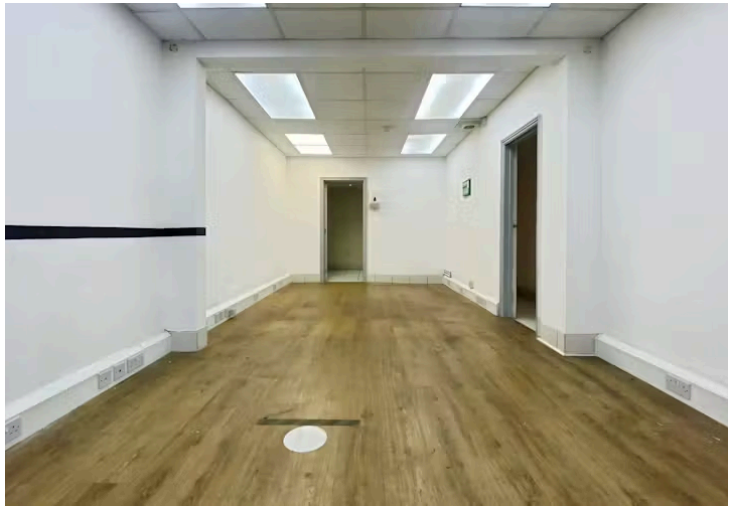

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