LANSLEY

Business Sales and Commercial Agents Since 1890

Retail To Let

£12,500 per annum £1,042 pcm

869 sq ft

120 Henley Road, Caversham, Reading, RG4 6DH



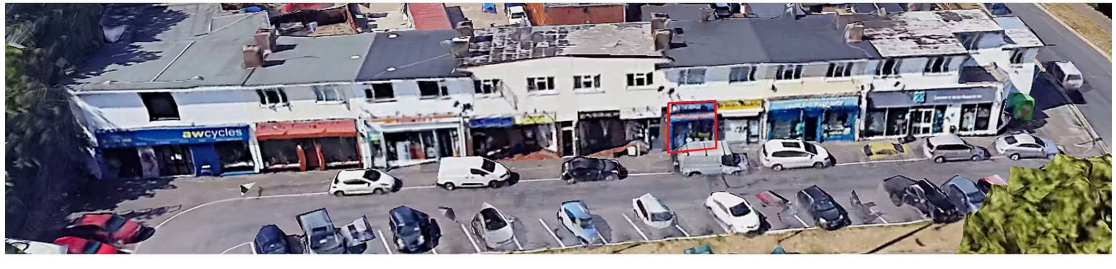


Spacious ground-floor commercial unit to let in an established Caversham shopping parade - excellent frontage and versatile accommodation.

- Prominent position within an established shopping parade
- Approximately 869 sq. ft. of ground-floor accommodation
- Versatile open-plan retail space
- Glazed shopfront with security roller shutterNew key point...
- Air conditioning, kitchenette and two WCs
- Customer parking to the front and separate rear access

www.lansleycommercial.co.uk/contact-us





Description

The premises comprise a ground-floor commercial unit extending to approximately 869 sq. ft. (80.7 sq. m.), having been occupied by Betfred as a betting shop for many years.

The property retains much of its existing betting shop fit-out and would benefit from refurbishment and reconfiguration to suit an incoming occupier's requirements. The predominantly open-plan layout lends itself to a variety of retail, commercial and service-based uses, subject to any necessary planning consents.

The accommodation benefits from a glazed shopfront, security roller shutter, air conditioning, suspended ceilings, integrated lighting, a separate kitchenette, two WCs (including a disabled WC) and rear access.

The landlord is prepared to consider an initial rent-free period of approximately three months, subject to the overall lease terms agreed, to assist an incoming tenant with refurbishment and fit-out costs.

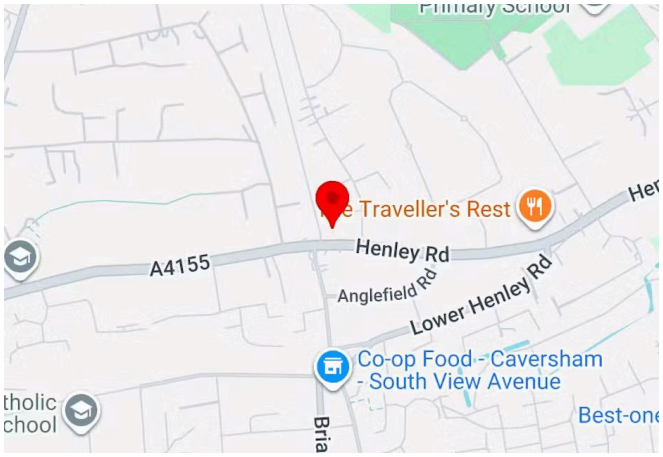
The premises are being offered by way of a new commercial lease on terms to be agreed, with anticipated availability from January 2027. Eligible occupiers may also benefit from 100% Small Business Rates Relief (subject to application), with a current rateable value of £9,900.

Location

The property occupies a prominent position within an established neighbourhood shopping parade on Henley Road in Caversham, a popular residential suburb of Reading.

Henley Road (A4155) is a busy arterial route connecting Caversham with Henley-on-Thames, benefiting from good passing traffic and an established residential catchment.

The parade comprises a mix of independent retailers and local businesses, with customer parking to the front and good transport links to Reading town centre.



Summary

- Rent: £12,500 per annum £1,042 pcm
- Business rates: Eligible occupiers-100% rate relief upon application
- EPC: D (85)
- Lease: New Lease
- Terms: 5 years. Negotiable – term to be agreed with the landlord.

Contact & Viewings



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Accommodation

Floor/Unit	Description	Building Type	Size sq ft	sq m	Tenure	Rent	Re (sq ft)
Ground	Retail Unit	Class E Retail / Leisure	869 sq ft	86980.73	To Let	-	-
Total				**86980.73**			

Viewings

Viewings are strictly by prior appointment through the sole letting agents, Lansley Commercial.

Terms

The premises are available by way of a new commercial lease for a term of 5, 10 or 15 years, subject to agreement, at an asking rent of £12,500 per annum (£1,041.67 per calendar month).

The landlord is prepared to consider an initial rent-free period to assist with refurbishment and fit-out costs, subject to the overall lease terms agreed.

Preference will be given to experienced operators who can demonstrate a sound business background and satisfactory financial standing. A suitable rent deposit and appropriate surety, which may include personal guarantees, will be required.

All terms are subject to satisfactory references, financial checks, landlord approval and contract.

Availability

Available January 2027

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.