



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
- Available as whole or as two smaller units
- Costa, Boots, Superdrug, House of Cards and Waitrose are in close proximity
- Scheme is anchored by Waitrose

	Whole space	Space 1	Space 2
Ground floor	204 sq ft	N/A	N/A
First floor	6,717 sq ft	3,821 sq ft	2,605 sq ft
Max ceiling height	2.7 metres	2.7 metres	2.7 metres
Rent	£45,000 p.a.	£29,500 p.a.	£19,500 p.a.
Est. Service charge	£5,358.32 p.a.	£3,211 p.a.	£2,141 p.a.
Est. Buildings Insurance*	£5,605.62 p.a.	£3,363 p.a.	£2,242 p.a.

*Insurance amounts likely to reduce once the property is occupied

For more information please contact Hicks Baker

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USE	Class E
TENURE	Leasehold
TERM	A new lease is available direct from the Landlord, which will require the provision of a mutual rolling break to commence from 2032 is required, subject to 6 months notice. (shorter lease terms are available, too).
RATEABLE VALUE	Not listed but previously £44,500 (whole). 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

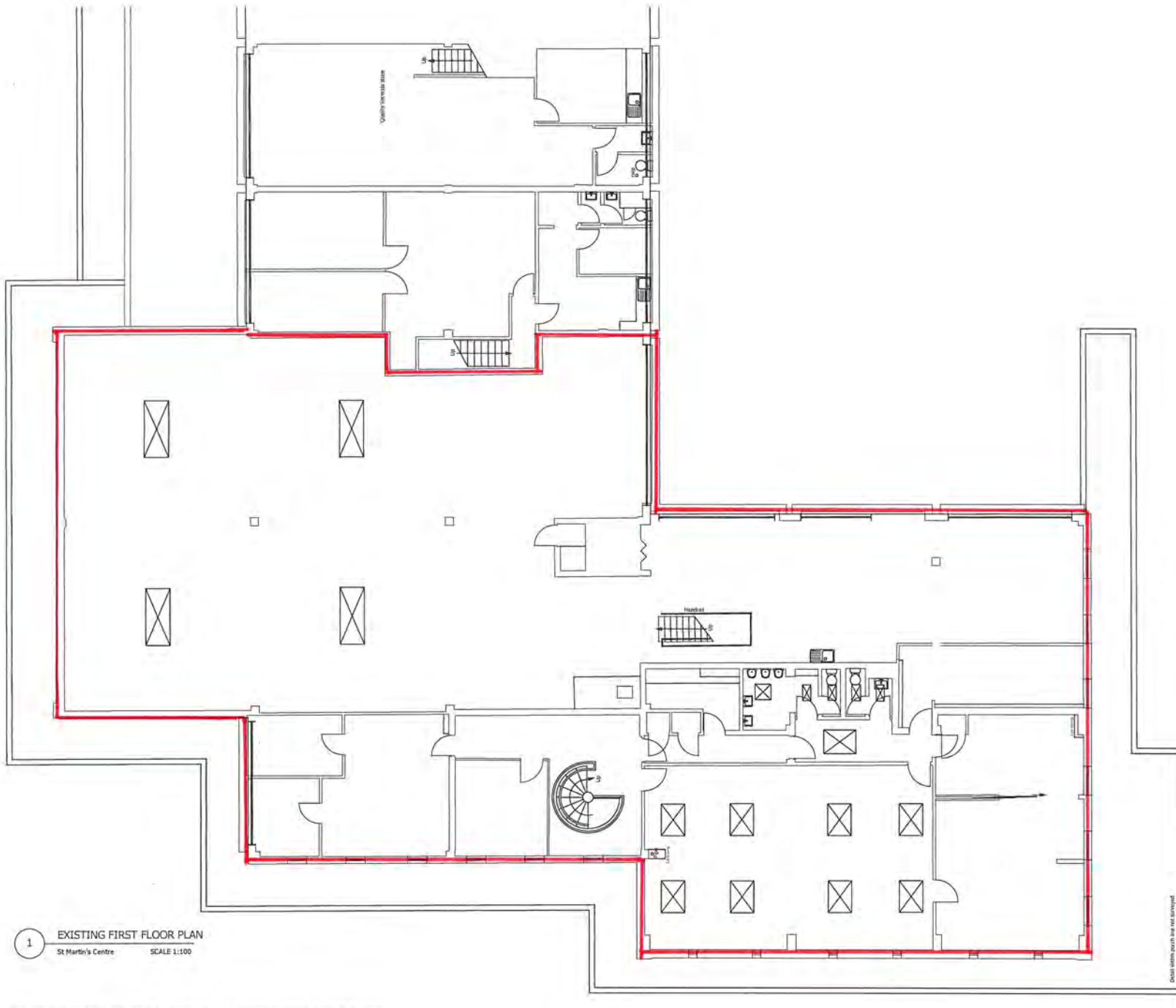
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the [website here](#).

Misrepresentations Act 1967

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The scaling of this drawing cannot be assured

Revision	Date	Drm	Ckd
P1 PLANNING APPLICATION	19.05.14	CA	RP
P2 DESIGN UPDATES	16.09.14	YC	RP



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

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.

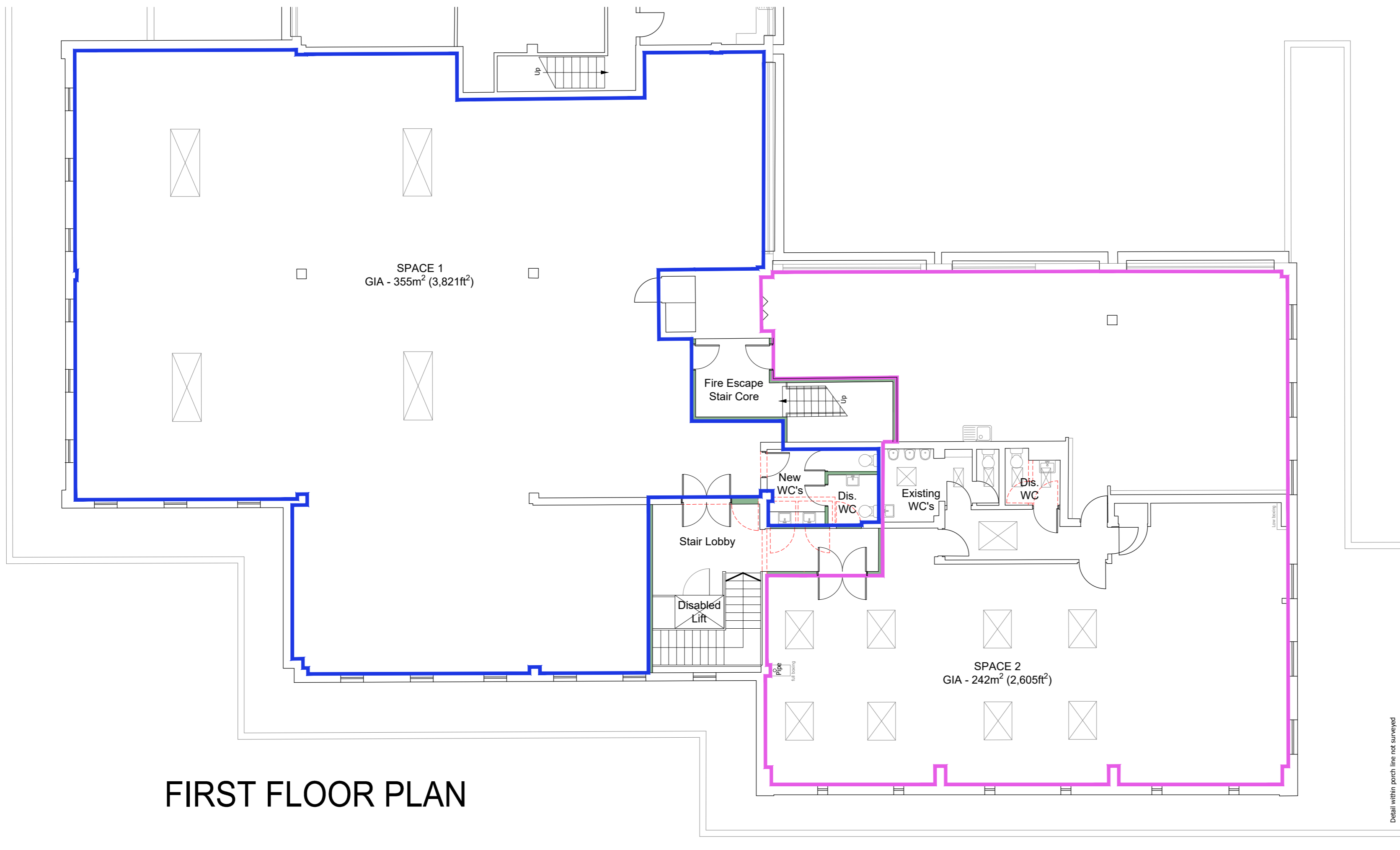
Project
St Martin's Centre
Caversham
 Drawing Title
Block D Retail & Resi
Existing First Floor Plan
 Date 16.09.14 Scale 1:100@A2 Drawn by CA Check by RM
 Project No 18511 Drawing No D_202 Revision P2



Planning • Master Planning & Urban Design
 Architecture • Landscape Planning & Design • Project Services
 Environmental & Sustainability Assessment • Graphic Design

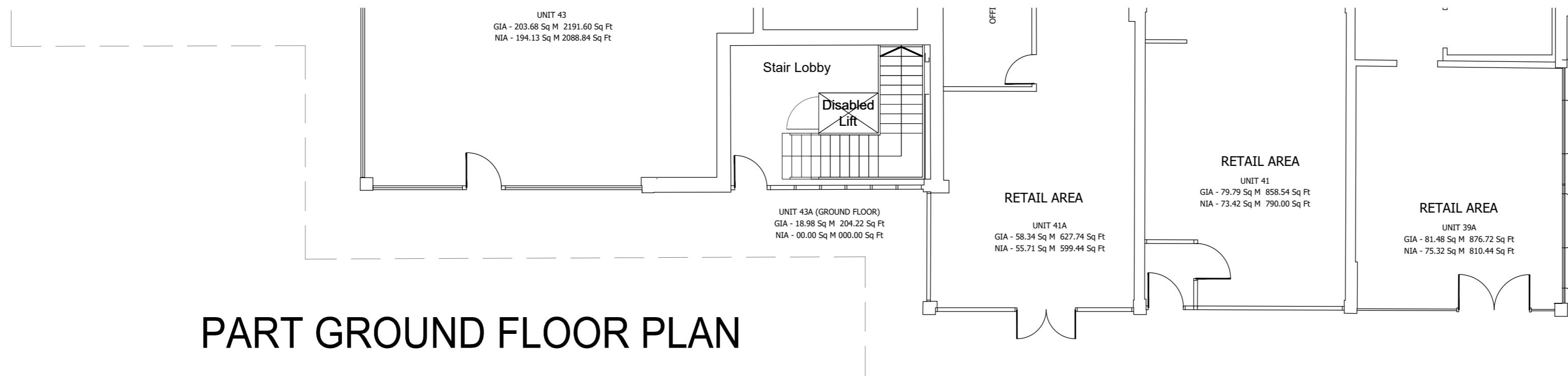
bartonwillmore.co.uk





FIRST FLOOR PLAN

Detail within porch line not surveyed



PART GROUND FLOOR PLAN



Rev	Date	Description
..		...

SORBON
ESTATES

Project
St Martin's Centre, Caversham.

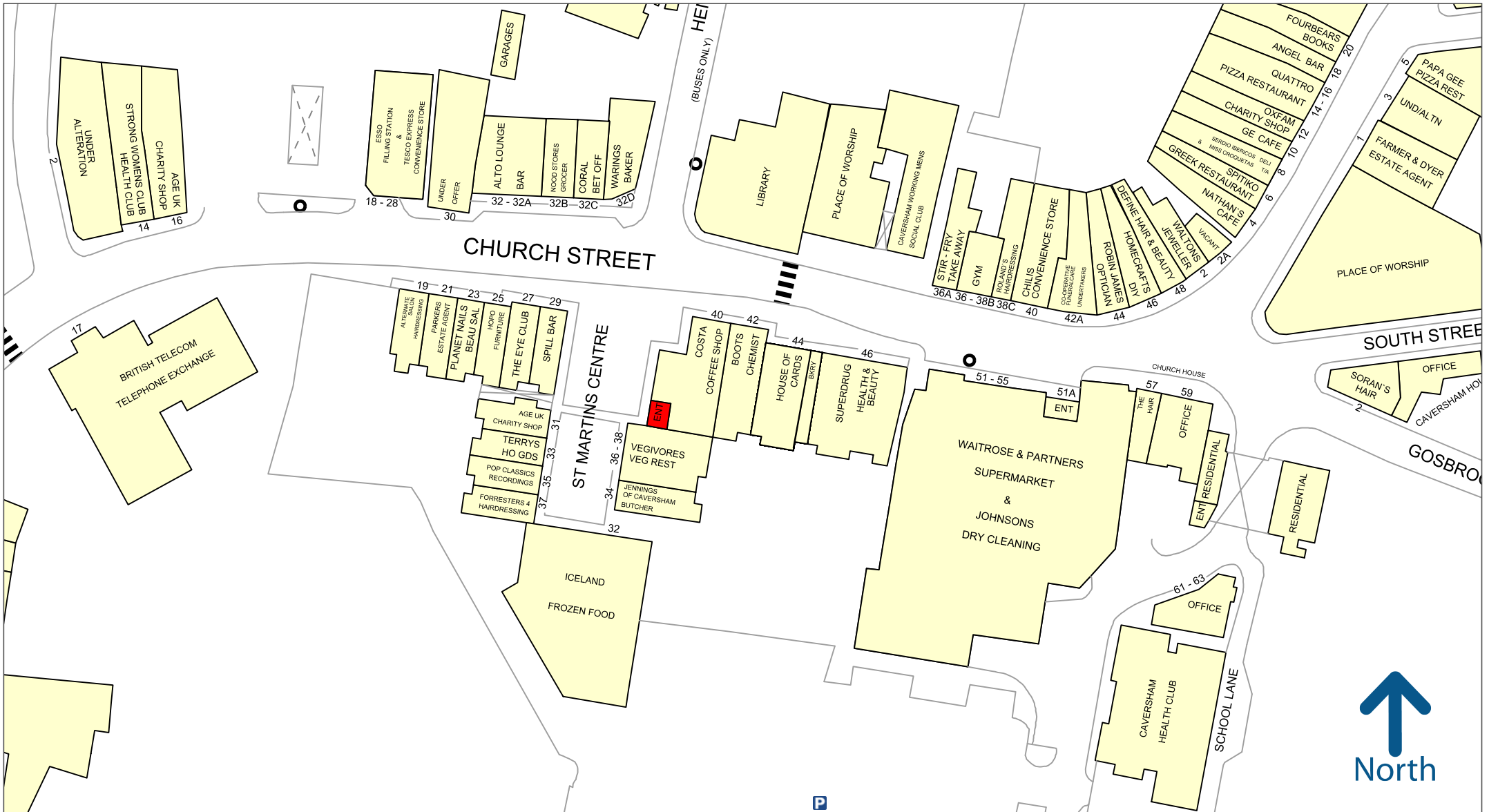
Block D

Drawing

Proposed Part Ground &
First Floor Layout

Date: 16.07.2025 Scale @ A2: 1:100 Drawn: cwh

Drawing number: SMCC_BD_SUBD_001 Revision: -



50 metres

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Experian Goad Plan Created: 06/12/2024

Created By: Hicks Baker

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