

TO LET – Former Health & Fitness Centre **Caversham, Berkshire**



## 51 Church Street, Caversham, Berkshire, RG4 8AY

- To Let - Available Immediately
- Former Caversham Health and Fitness Centre adjoining top performing Waitrose supermarket
- 11,070 sq ft (GIA) arranged over Ground, First and Second floors
- Short walk from Caversham Town Centre
- Opportunity for neighbourhood, community and leisure-type operators

**Rent Upon Application**

## Location

The property is situated on Church Street in Caversham, a short distance from the junction with Gosbrook Road, which provides direct access to both Caversham and Reading centres.

Reading is served by Junctions 10, 11 and 12 of the M4 motorway, providing good access to London, Heathrow Airport and the national motorway network.

## Situation

Caversham is located just north of Reading Town Centre close to Reading Railway Station, which offers a regular service to London Paddington. There is generally a mix of national multiples and a significant number of independent local retailers.

Amongst Waitrose, the nationals include Costa, Boots, Superdrug and Iceland.

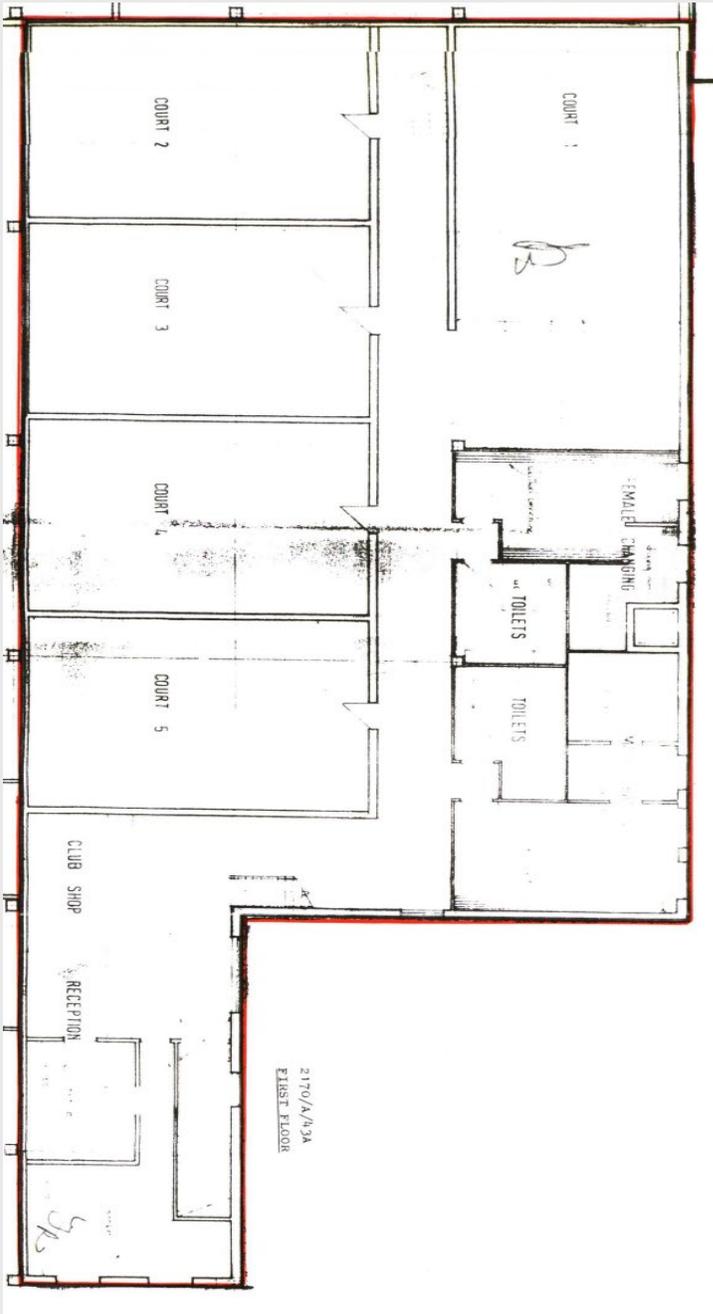
## Description

The subject property is the vacant former Caversham Health and Fitness Centre within Use Class E of the Town and Country Planning (Use Classes) Order 1987.

The property is located at the rear of the Waitrose Store and is arranged over Ground, First and Second Floors and lies immediately adjacent to the Waitrose Car Park.



*The images are indicative only, not to scale and may be sourced from Google.*



## Tenancy

The property is vacant and currently forms part of Waitrose's leasehold interest across the whole site. The car park would therefore be shared with Waitrose.

## Existing Accommodation – Gross Internal Area

### Ground

Retail/Ancillary – 33.72 sq m | 362.96 sq ft

### First

Retail/Ancillary – 642.58 sq m | 6,916.67 sq ft

### Second

Retail/Ancillary – 352.22 sq m | 3,791.26 sq ft

**Total: 1,028.52 sq m | 11,070.89 sq ft**

The approximate gross internal area of the property was measured in accordance with the Code of Measuring Practice 2015.

## Planning

The property falls within Class E of the Town and Country Planning (Use Classes) Order 1987.



## Business Rates

Rateable Value - £41,500

Rates Payable - £20,708.50 per annum

## Energy Performance Certificate (EPC)

This property has an EPC rating of D (79) valid until February 2032.

## Legal Costs

Each party are to bare their own legal costs of transaction.

## Lease

The premises are available by way of a new sublease for a term of approximately 10 years.

## Viewings and Further Information

To arrange a viewing or for further information please contact Joe or Stefan on the below:

### Joe Metliss

+44 (0) 7399 685 928

[joe.metliss@newsteer.co.uk](mailto:joe.metliss@newsteer.co.uk)

### Stefan Davies

+44 (0) 7500 760 541

[stefan.davies@newsteer.co.uk](mailto:stefan.davies@newsteer.co.uk)

**Rent Upon Application**

## June 2022

### Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Newsteer has any authority to make or give any representation or warranty whatsoever in relation to any of these properties.
4. Unless otherwise stated, prices or rents quoted are exclusive of VAT.