



Chartered Surveyors &
Commercial Property Consultants

RETAIL UNIT

TO LET

**THATCHAM GARDEN CENTRE
BATH ROAD, THATCHAM
WEST BERKSHIRE, RG18 3AN**

1,000 SQ FT (92.90 SQ M)



COULD BE JOINED WITH NEXT DOOR TO PROVIDE 2,656 SQ. FT.

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property lies equidistant between Newbury & Thatcham. The area population is circa 100,000. In addition the area has an estimated 3,000 new houses and flats either under construction or with planning.

The property is situated on the corner of the A4 Bath Road and Tull Way, Thatcham. The property has a frontage of 190m to Bath Road and 340m to Tull Way.

DESCRIPTION

Thatcham Garden Centre occupies a prominent position on the A4 Bath Road.

The property comprises a retail unit (A1 Use) with large display windows to the front to include shutters, mainly open plan space internally and double loading doors to the rear.

Occupiers also on site include Maidenhead Aquatics, Rivar Sand & Gravel, Oakley Green Conservatories, Elite Beds, The Fireplace Centre and Optiplan Kitchens.

Ample free parking is available on site.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Retail unit	92.90	1,000

Could be joined with next door to provide 2,656 sq. ft.

RATING ASSESSMENT

Rateable Value £TBA

Rates Payable £TBA (2021/22)

SERVICE CHARGE

A service charge will be levied for maintenance of the communal parts of the site to include grounds maintenance, cleaning of washroom facilities etc. The cost is approximately £1,000.00 per annum plus VAT.

ENERGY PERFORMANCE CERTIFICATE

EPC's are available upon request.

PROPOSAL

The property is available on a new lease from the owner the length of which are open to negotiation. The quoting rent is £22,000 per annum exclusive. VAT is applicable to the rent.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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VIEWING

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June 2021



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