



Chartered Surveyors &
Commercial Property Consultants

RETAIL UNIT / BEAUTY SPACE / OFFICE

TO LET

**UNIT 9 WYEVALE GARDEN CENTRE
BATH ROAD, THATCHAM, WEST BERKSHIRE, RG18 3AN**

1,115 - 2,796 SQ FT (103.58 - 259.75 SQ M)



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 retail unit is located at the heart of Thatcham Garden Centre, Thatcham. The garden centre is extremely busy, other occupiers include Garden Centre, Restaurant, Maidenhead Aquatics, Oakley Green Conservatories, Harris Health, Nu Kitchens, Pavers and Bonmarche

DESCRIPTION

The property comprises a retail unit available for a wide variety of uses arranged over ground and first floors. The property benefits from:-

- * Large display windows
- * Painted walls
- * Lighting
- * Carpets
- * Disabled access to the first floor via a stair lift
- * Rear loading door
- * Free onsite parking

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	156.17	1,681
First Floor	103.58	1,115
Total	259.75	2,796

RATING ASSESSMENT

Rateable Value £48,750 Rates Payable £18,622.50 (2026/27)

The property is currently assessed as a whole. If the property was split the rates assessment would be split

SERVICE CHARGE

The service charge for the year commencing 1st January is approx. £500 per quarter plus VAT.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 77.

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PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The property is available as a whole or on a floor by floor basis.

The quoting rent for the whole is £39,950 per annum exclusive. If split the rents will be £29,950 per annum for the ground floor and £12,500 per annum for the first floor.

VAT is applicable to the rent.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Shane Prater / Tom Price

Email: shane@quintons.co.uk / tom@quintons.co.uk

July 2026



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