



## To Let

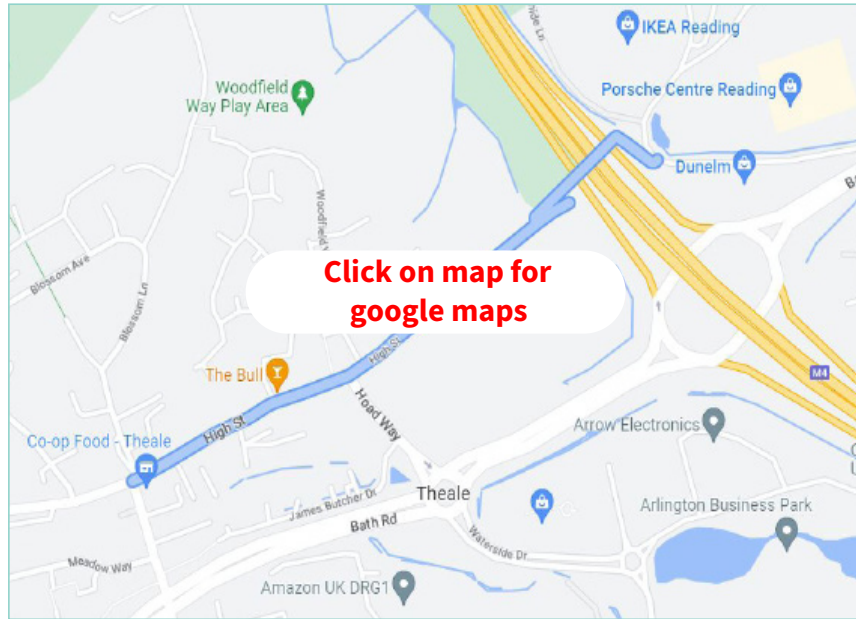
### 1A High Street, Theale RG7 5AH

- Available Q4 2026
- 2 parking spaces
- Finished specification tbc
- Floor to ceiling height 10'0" (But TBC)
- First floor is a concrete slab
- Hours of trading permitted 08:00 – 23:00hrs, 7 days a week

Ground floor sales (NIA)	1,600 sq ft
ITZA (GF)	TBC
Rent	£35,000 p.a.
Est. Service Charge	TBC
Est. Rates Payable	£8,404 p.a.

For more information please contact Hicks Baker

T: 0118 959 6144 E: [retail@hicksbaker.co.uk](mailto:retail@hicksbaker.co.uk) W: [hicksbaker.co.uk](http://hicksbaker.co.uk)



<b>USE</b>	<b>Sui Generis and Class E</b>
<b>TENURE</b>	Leasehold
<b>TERMS</b>	A new lease is available from the Landlord on terms to be agreed.
<b>RATEABLE VALUE</b>	£22,000 (Est). For further information on Retail, hospitality and leisure relief, visit - <a href="https://www.tax.service.gov.uk/business-rates-find/search">https://www.tax.service.gov.uk/business-rates-find/search</a>
<b>EPC</b>	To be confirmed
<b>VAT</b>	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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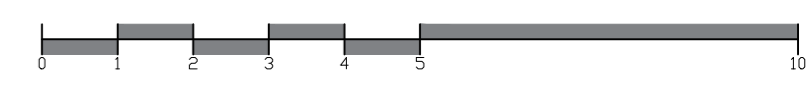
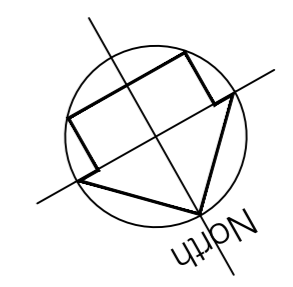
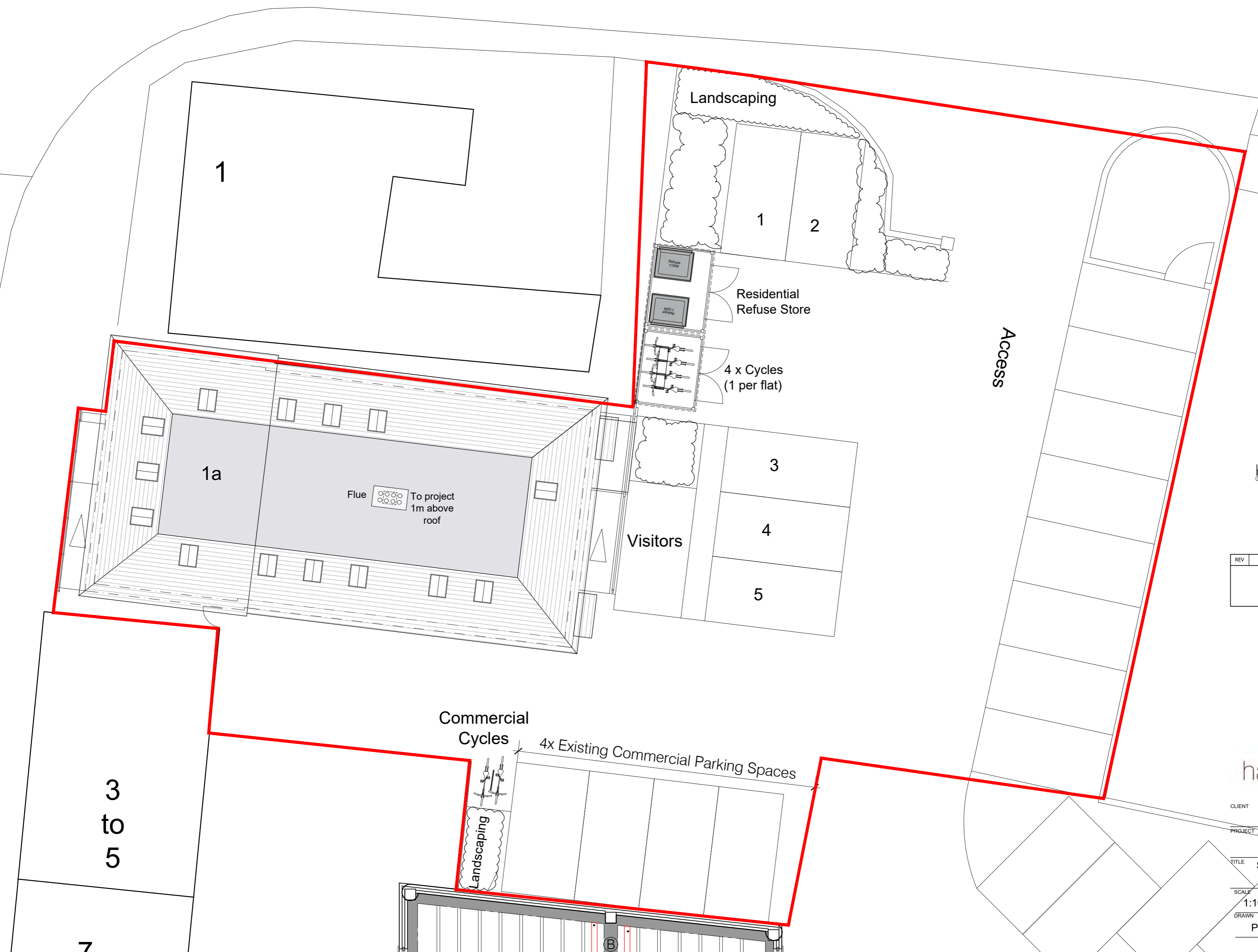
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CROWN LANE

HIGH STREET



REV	DATE	DESCRIPTION	INITIAL	CHECKED
<b>PLANNING</b>				



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CLIENT  
PROJECT 1A High Street, Theale, Reading RG7 5AH

TITLE Site Layout

SCALE 1:100 @A2	DATE 19.09.24	<b>P.01   D</b>
DRAWN PSL	PROJECT NO. 23.1086	

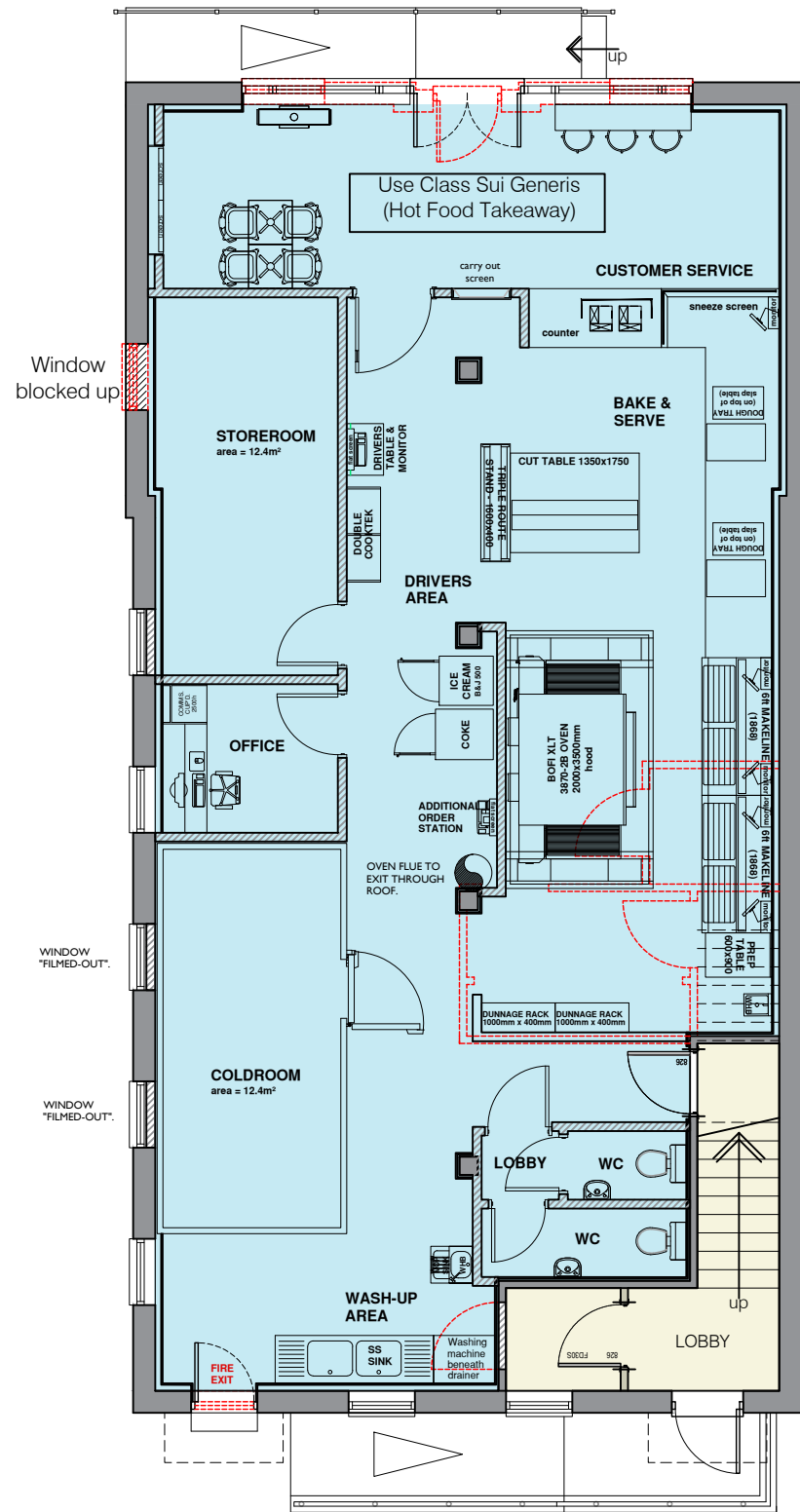
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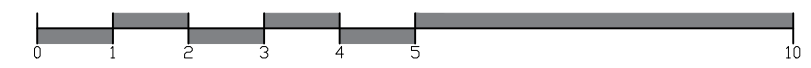
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GROUND FLOOR PLAN  
148.7 sqm

- KEY**
- Existing Walls
  - Existing to be Demolished
  - Studio Flat
  - Communal access
  - Commercial



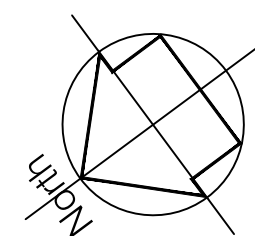
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PLANNING				



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CLIENT \_\_\_\_\_  
PROJECT 1A High Street, Theale, Reading RG7 5AH  
TITLE Proposed Ground and First Floor Plans

SCALE 1:100 @A3	DATE 06.02.25	P.05 C
DRAWN PSL	PROJECT NO. 23.1086	



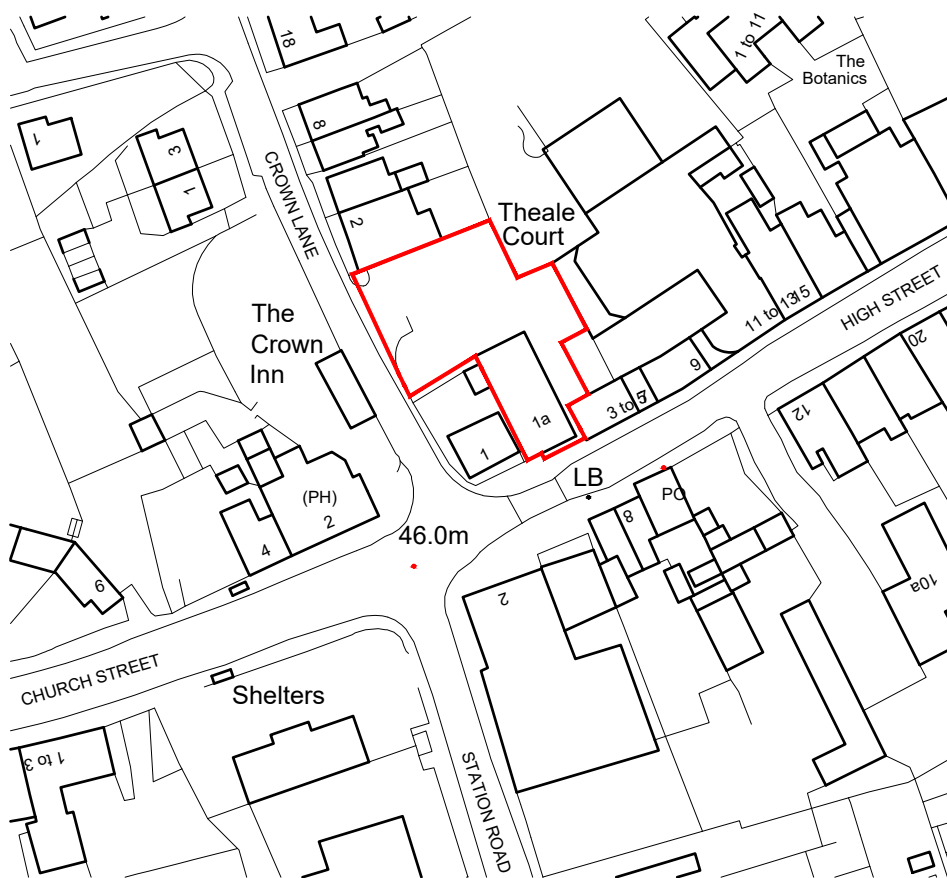
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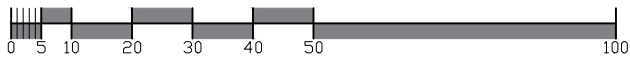
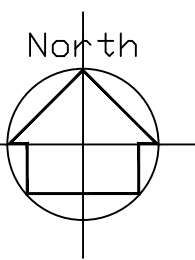
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PROJECT 1A High Street, Theale, Reading RG7 5AH

TITLE Location Plan

SCALE 1:100 @A4	DATE 19.09.24	<b>L.01</b> <b>A</b>
DRAWN PSL	PROJECT NO. 23.1086	