



Chartered Surveyors &
Commercial Property Consultants

PRIME RETAIL UNIT

TO LET

**8 -12 HIGH STREET, THATCHAM
WEST BERKSHIRE, RG19 3JD**

1,481 SQ FT (137.58 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

Thatcham (a market town) is situated close to Newbury (3 miles).

Nearby traders within the town include 2 major supermarkets occupied by Waitrose and Co-op, each supported by extensive surface car parking alongside.

DESCRIPTION

The property comprises a High Street retail space which includes large display frontage.

The property was previously a betting shop and currently benefits from the following:-

- * Carpets
- * Suspended Ceiling
- * Air Conditioning
- * 3 WC's
- * LED lights
- * Rear access and parking for 1 car

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	137.58	1,481

RATING ASSESSMENT

Rateable Value £22,750

Rates Payable £11,352.25 (2025/26)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 64.

PROPOSAL

A new lease is available from the landlord the length of which is open to negotiation. The quoting rent is £25,000 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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VIEWING

Contact Shane Prater / Tom Price / Tash Chamberlain

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