



Chartered Surveyors &
Commercial Property Consultants

2 RETAIL UNITS

TO LET

**2A THATCHAM GARDEN CENTRE
BATH ROAD, THATCHAM
WEST BERKSHIRE, RG18 3AN**

500 TO 1,005 SQ FT



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

www.quintons.co.uk

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 is situated on the corner of the A4 Bath Road and Tull Way, Thatcham. The property has 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 window to the front, open plan space internally with double loading doors to the rear. The space can be split to create two retail units.

Occupiers also on site include Maidenhead Aquatics, Rivar Sand & Gravel, Oakley Green Conservatories, Elite Beds, The Fireplace Centre and British Garden Centres

Ample free parking is available on site

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	46.70 TO 93.36	500 TO 1,005

RATING ASSESSMENT

Rateable Value £14,500

Rates Payable £7,235.50 (2023/24)

If the space is split we envisage no rates being payable for each half

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 £250 per quarter plus VAT per unit

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 is open to negotiation. The quoting rent for the whole is £20,000 per annum exclusive. If the unit is split the quoting rent is £12,000 per annum exclusive. VAT is applicable to the rent.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater, Email: shane@quintons.co.uk February 2024

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