LANSLEY

Business Sales and Commercial Agents Since 1890

High Street Retail To Let

£12,000 - £22,000 per annum

301 to 656 sq ft

41 and 42 The Broadway, Thatcham, RG19 3HP





Two self-contained retail units in a busy Thatcham parade, available individually or together, with rear parking.

- Available individually or together
- Suitable for a variety of retail and service uses
- Prominent shopfronts within a busy neighbourhood parade
- Combined floor area of approximately 656 sq ft
- Established commercial location serving a large residential area
- Rear access and one parking space available per unit
- New 10-year lease available
- No VAT currently payable on the rent

www.lansleycommercial.co.uk/contact-us





Description

The property comprises two adjoining, self-contained ground-floor retail units, available individually at £12,000 per annum exclusive per unit, or together at a combined rent of £22,000 per annum exclusive. No. 41 extends to approximately 301 sq ft, while No. 42 provides approximately 355 sq ft, giving a combined area of approximately 656 sq ft.

Both units benefit from prominent glazed shopfronts, rear access, kitchenette and WC facilities. No. 41 is currently vacant and arranged as flexible retail/treatment space. No. 42 is fitted as a barbershop and is available subject to completion of the existing tenant's surrender and vacant possession. The premises would suit a variety of retail and service-based businesses, subject to any necessary consents.

One parking space is available for each unit within the shared rear parking area.

Location

The premises occupy a prominent position within The Broadway, an established neighbourhood shopping parade in Thatcham. Nearby occupiers include Jennings Bet, A.B. Walker Funeral Directors, hairdressers and takeaway businesses.

The parade serves a large surrounding residential area and benefits from regular pedestrian and vehicle traffic, together with time-limited on-street parking nearby. Thatcham town centre, the A4 and Thatcham railway station are all readily accessible.



Summary

- Rent: £12,000 - £22,000 per annum
- Business rates: Each unit is separately assessed with a rateable value of £8,100
- Service charge: Tenant to contribute a fair proportion of any service charges. Currently, only the landlord's building insurance premium is being recharged.
- VAT: Not applicable. The landlord has confirmed that VAT is not payable on the rent.
- EPC: E
- Lease: New Lease
- Terms: 10 years. New 10-year lease, contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Further information

- View details on our website

Contact & Viewings



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Wayne Bichn

Accommodation

Floor/Unit	Description	Building Type	sq ft	sq m	Tenure	Rent	Ava
Ground	41 The Broadway	Retail	301	27.96	To Let	£12,000 /annum	Ava
Ground	42 The Broadway	Retail	355	32.98	To Let	£12,000 /annum	Ava
Total			**65660.94**				

Viewings

Viewings are strictly by prior appointment through the sole agents, Lansley Commercial.

Terms

The premises are available by way of a new 10-year internal repairing and insuring lease, contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

The lease will include an upward-only rent review at the end of the fifth year. A rent deposit and, where required, a personal guarantor will be requested, subject to the applicant's financial standing.

The tenant will be required to contribute a fair proportion of any service charges. At present, only the landlord's building insurance premium is being recharged. The landlord has confirmed that VAT is not payable on the rent.

All applicants will be required to provide satisfactory proof of funds, business experience, references and financial information. Terms are subject to contract and landlord approval.

Availability

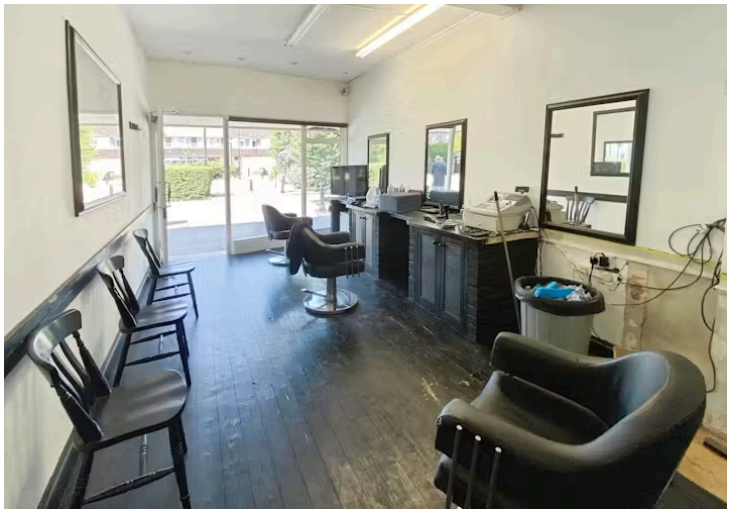
Available Immediately. No. 41 is vacant and available. No. 42 is subject to completion of the existing tenant's proposed surrender and vacant possession.

LANSLEY

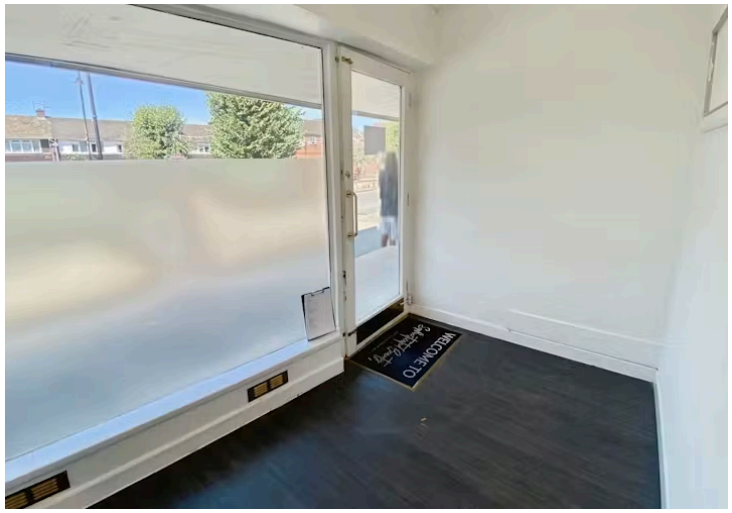
These particulars are provided by the vendor and are believed to be correct, but their accuracy cannot be guaranteed. They do not form part of any offer or contract.

All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

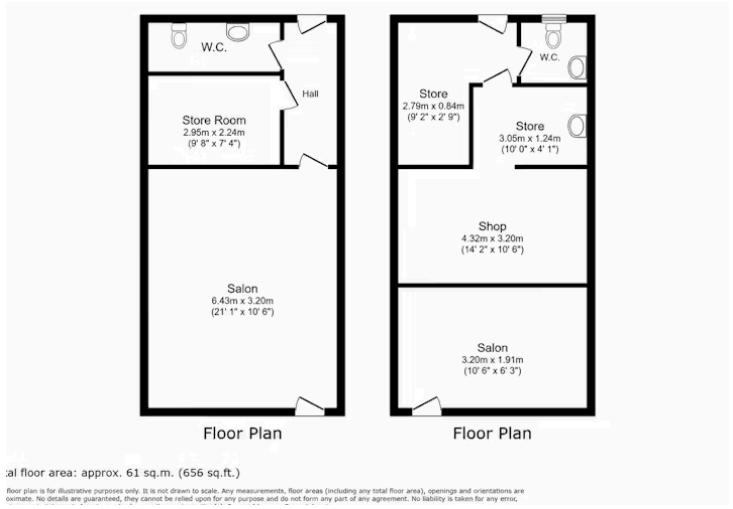
Unless otherwise stated, all figures quoted are exclusive of VAT.








ICE CREAM


W.C.
Hall
Store Room
2.95m x 2.24m
(9' 8" x 7' 4")
Salon
6.43m x 3.20m
(21' 1" x 10' 6")
Floor Plan
W.C.
Store
2.79m x 0.84m
(9' 2" x 2' 9")
Store
3.05m x 1.24m
(10' 0" x 4' 1")
Shop
4.32m x 3.20m
(14' 2" x 10' 6")
Salon
3.20m x 1.91m
(10' 6" x 6' 3")
Floor Plan
al floor area: approx. 61 sq.m. (656 sq.ft.)
floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are
oximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error,