

**OPEN STORAGE LAND
WITH WORKSHOP / STORES**

FORMER PLANT HIRE DEPOT SITE



Approx 1-acre

FOR SALE / TO LET

WITH POTENTIAL FOR ALTERNATIVE DEVELOPEMNT

**99 STATION ROAD
THATCHAM
BERKSHIRE
RG19 4QH**

St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
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Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Deal Varney (Newbury) Ltd. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.

LOCATION

The site is located on Station Road, Thatcham, midway between the town centre and the railway station. This location provides quick and easy access to the A4 which connects with Newbury, 4 miles to the west and junction 12 of the M4 at Theale, approximately 12 miles to the east.

DESCRIPTION

The site comprises approximately 1.02 acres and provides a large level area of open land together with a number of workshop / storage units and small offices. The site is securely fenced on all sides and has 3 phase power, 3 interceptor tanks, mains water and drainage.

ACCOMMODATION

Workshop 1:	2,134 sq ft
Workshop 2:	1,333 sq ft
Workshop 3 includes WC block and staffroom:	574 sq ft
Office - with 1 WC:	298 sq ft
Workshop 4:	5,607 sq ft
Showroom/Office – Includes WC & Tea-point:	646 sq ft
Total area:	10,592 sq ft

This area has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

TERMS

The site is offered for sale freehold with full vacant possession alternatively it is available to let for a term to be agreed.

PRICE

Offers are sought in excess of £750,000 plus VAT. Offers made subject to planning will be considered.

RENT

£45,000 plus VAT, per annum, exclusive of all other outgoings.

USE

Until very recently the site has been used as a plant hire depot. The Local Planning Authority have indicated that they would be prepared to consider a variety of alternative uses for this site.

All planning enquiries should be directed to West Berkshire District Council, telephone 01635 42400.

RATES

Rateable Value: £29,750.00
Rates Payable: £14,428.75
(2009/2010)

We recommend all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

LEGAL FEES

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with joint agents:

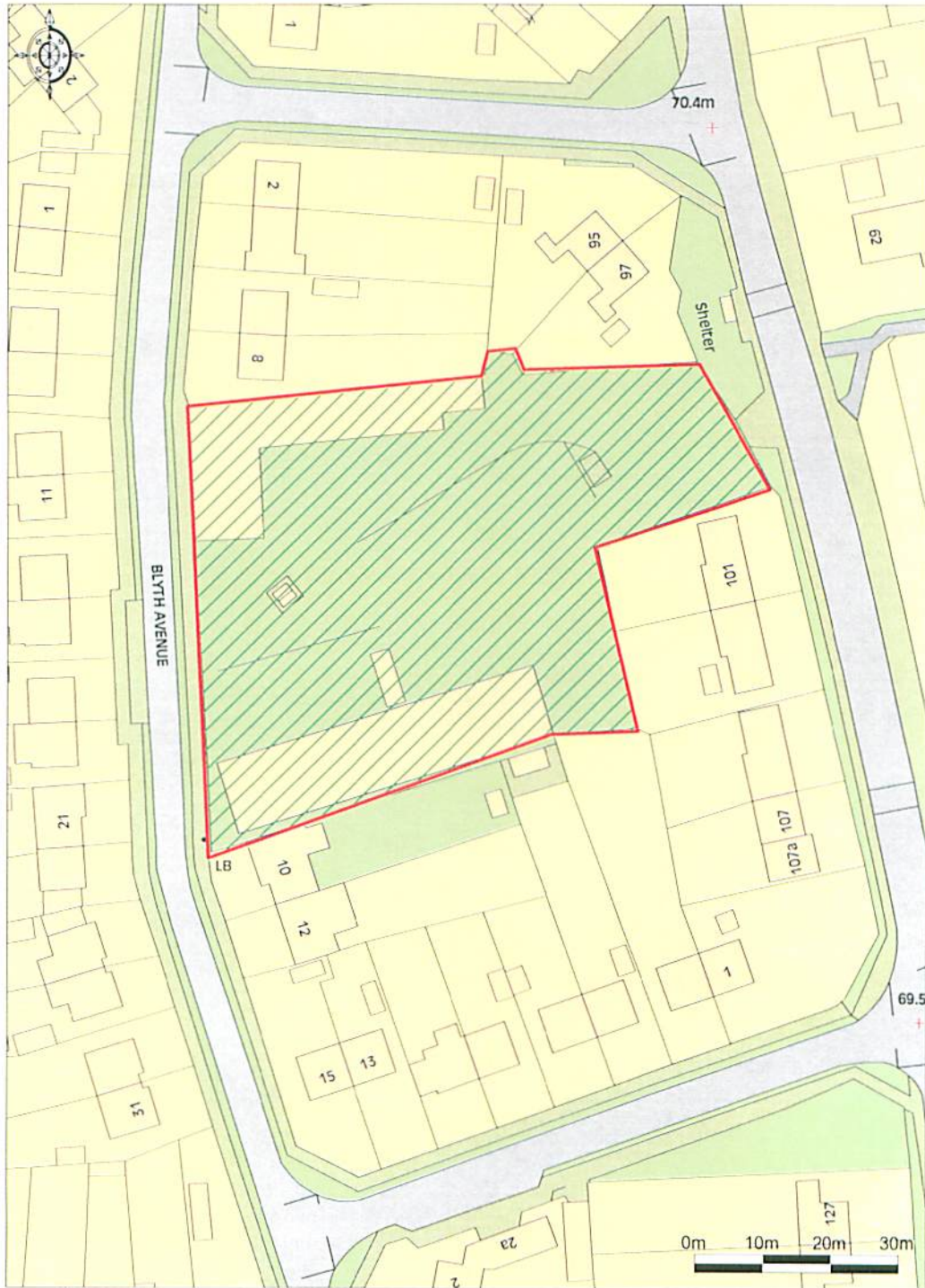
DEAL VARNEY
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HARRIS LAMB
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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associates or through the website www.commercialleasecodeew.co.uk

JV/msw/99StationRdThatcham
Subject to Contract
Details prepared June 2009

99 Station Road, Thatcham, RG19 4QH



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