

# TO LET



## TOWN CENTRE RETAIL UNITS

344 SQ FT & 385 SQ FT



### THE OLD MEWS 32 HIGH STREET THATCHAM RG19 3JD

#### LOCATION

The property is located in the High Street, Thatcham which is one of the two main retail areas of the Town Centre. The High Street is open to vehicular traffic with roadside parking immediately in front of the property.

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ**  
**Tel: (01635) 550211 Fax: (01635) 34545 [www.dealvarney.co.uk](http://www.dealvarney.co.uk)**

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.

Deal Varney (Newbury) Ltd Reg No. 5908510.

## **DESCRIPTION**

The Old Mews has recently been converted to provide an exciting mix of 9 kiosk retail units with existing occupiers including a hairdresser, bridal wear, heal bar and key cutting.

Preference will be given to a retailer that would compliment the existing tenant mix. A3 use (hot food takeaway) will not be permitted but a sandwich bar or tearoom would be considered.

The shop units are available for immediate occupation with the tenant carrying out internal fit out to their own specification.

Units 3 & 4: 385 sq ft  
Unit 5: 344 sq ft

## **RENT**

Units 3 & 4: £5,000 per annum  
Unit 5: £5,000 per annum

Rent is to be paid quarterly in advance and is not subject to VAT.

## **LEASE**

The units are available to let on a new lease for a term of 6 years. A break clause can be incorporated at the end of the 3<sup>rd</sup> year subject to 6 months prior written notice.

The tenant will be responsible for the upkeep of the interior of the shop unit and will contribute towards the upkeep of common areas in the Old Mews by way of a service charge.

JV/msw/details/TheOldMewsD.120a  
SUBJECT TO CONTRACT  
Details amended October 2009.

## **SERVICE CHARGE**

The landlord maintains common areas in the shopping mall as well as the WC's and kitchen used exclusively by the shop tenants. The landlord undertakes to provide lighting, electricity, cleaning, maintenance and decoration of the common areas and provision of sanitary services for the male and female WC's. These costs are recouped from the shop tenants on a pro rata basis determined by the size of the shops.

The budgeted charge for each unit is approximately £8.45 plus VAT per week.

## **RATES (2009/2010)**

### **Unit 5**

Rateable Value: £2,000.00  
Rates Payable: £ 471.00

### **Units 3 & 4**

These have still to be assessed but we would anticipate that the rates payable will be very similar to figures stated above for Unit 5.

The figure stated takes into account Small Business Rate Relief. We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure that this information is correct.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Strictly by prior appointment with sole agents:

**DEAL VARNEY**  
**(01635) 550211**

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.commercialeascodeew.co.uk](http://www.commercialeascodeew.co.uk)