

FOR SALE / TO LET



SELF CONTAINED OFFICE PROPERTY 1,003 SQ FT



**78A CHAPEL STREET
THATCHAM
BERKSHIRE
RG18 4QN**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
Tel: (01635) 550211 Fax: (01635) 34545 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.

LOCATION

The property is located on the A4 in the centre of Thatcham, approximately 5 minutes walk from the main retail area. The mainline railway station is approximately 1 mile from the property and the A4 provides direct access to Newbury 3½ miles to the west.

DESCRIPTION

The property is a semi detached building situated on the corner of Chapel Street and Chapel Court and provides accommodation on ground and first floors. Within the last 30 years new external walls and a clay tile pitched roof have been constructed around the original structure which is thought to date back to the 17th Century. The accommodation is divided into three offices on the ground floor and four on the first floor, all of which have exposed timber beams.

Amenities provided with the property include;

- Gas central heating
- Carpeting throughout
- Velux roof lights on first floor
- 1 WC
- Tea point

ACCOMMODATION

Ground floor:	472 sq ft
First floor:	<u>531 sq ft</u>
Total	1,003 sq ft

These areas have been calculated on a net lettable basis in accordance with the RICS Code of Measuring Practice (6th Edition).

EPC



JV/msw/78aChapelSt
Subject to Contract
Details amended October 2011.

CAR PARKING

5 car parking spaces are provided to the rear of the building.



TERMS

The building is available to let on a new full repairing and insuring lease for a term to be agreed at a rental of £12,000 per annum, exclusive of all other outgoings.

Alternatively the freehold is available and offers in excess of £170,000 are invited.

We understand that VAT will not be charged in addition to the quoted rent / sale price.

RATES

Rateable Value: £3,850.00
Rates Payable: £1,640.10 (2011/12)

However, we understand that Small Business Rate Relief is applicable and therefore the actual rates payable for 2011/2012 should be £820.05.

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

LEGAL FEES

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.commercialleasecodeew.co.uk