

TO LET



LOCK UP SHOP UNIT

789 SQ FT



**10 CROWNMEAD
THATCHAM
BERKSHIRE
RG18 3JW**

**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

Crownmead is a very busy terrace of shop units which faces directly onto the A4 in the centre of Thatcham. It is situated on the corner of the Bath Road (A4) and Green Lane, and is close to the High Street, one of the two main retail streets in the town.

Off road car parking is provided at Crownmead, so customers of all of the shops have the benefit of free off-road parking when visiting the site.

DESCRIPTION

Unit 10 is a mid-terrace property and comprises an open plan retail unit with two WC's and a kitchen. It has been fully redecorated and offered in good condition ready for immediate occupation. Amenities provided within the property include;

- Partial suspended ceiling with recessed spot lighting
- Air-conditioning
- Supplementary electric heating
- Large plate glass display window
- 2 WCs
- Kitchen area

ACCOMMODATION

Retail:	703 sq ft
Kitchen:	86 sq ft
Total:	789 sq ft

This area has been measured on a net basis in accordance with the RICS Code of Measuring Practice.

Maximum width:	16ft 3ins
Maximum depth:	39ft

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed, subject to a minimum term of 5 years.

RENT

£14,000 per annum, plus VAT. This rent is exclusive of all other outgoings. Rent is to be paid quarterly in advance.

RENT DEPOSIT

Subject to the covenant strength of the ingoing tenant the landlord reserves the right to request a rental deposit.

RATES

Rateable Value:	£6,100.00
Rates Payable:	£3,068.30 (2020/21)

If this property is the tenant's only commercial building they should benefit from 100% rates relief, therefore paying nil rates. We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to obtain further information.

EPC

The Energy Performance Certificate rating is D-81. A full copy of the EPC is available on request.

PLANNING

The property presently has planning consent for A1 retail use. The landlord may consider alternative uses subject to the tenant obtaining planning consent if required.

VIEWING

Strictly by prior appointment with sole agents;



(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

JV/msw/10Crownmead
Subject to Contract
Details prepared September 2020.