



TO LET

Retail Unit

750 sq.ft

(69.68 sq.m)

Unit 10, Kingsland Centre, Thatcham, Berkshire, RG19 3HN

- Suitable for Variety of Uses
- Adjacent to Costa Coffee
- Large centre car park
- Other tenants include Savers and Waitrose

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6508**

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Unit 10, Kingsland Centre, Thatcham, Berkshire, RG19 3HN

| Areas (approx. NIA) | Sq.ft | Sq.m |
|---------------------|------------|--------------|
| Ground Floor | 750 | 69.68 |
| TOTAL | 750 | 69.68 |

Description

The property comprises ground floor retail accommodation, adjacent to Costa Coffee, in the heart of the Kingsland Centre which consists of 18 retail units. There is a large surface car park fronting the entrance to Waitrose, which provides 150 parking spaces, with further car parking to the centre of Twyford on the opposite side of the Centre.

Rent

£22,500 per annum exclusive

Rates

Rateable Value - £17,500. Interested parties are advised to make their own enquiries with the local authority.

Services

All mains services are available.

Service Charge & Insurance

This unit participates in a service charge: TBC.
The landlord insures the premises: TBC.

Energy Performance

D (90). Further details available upon application.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.

Location - RG19 3HN

Thatcham is an old market town in the heart of West Berkshire, located circa 15 miles west of Reading and 3 miles east of Newbury. The town has a population of 26,000 (Census 2021) and excellent road links to both the A34 and M4 via the A4 (Bath Road).



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Viewing

Strictly via prior appointment
with the appointed agents:



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