



Chartered Surveyors &  
Commercial Property Consultants

**BRAND NEW RETAIL SPACE**

**TO LET**

**19 HIGH STREET, THEALE  
WEST BERKSHIRE, RG7 5AH**

**961 - 1,982 SQ FT (89.28 - 184.13 SQ M)**



**SUBJECT TO PLANNING**

**FOR A1, A2, A3 & A5**

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

The property is situated within the centre of Theale High Street. Theale has a population of 3,000 residents however the Office and Commercial areas of Arlington Business Park, Theale Technology Centre, Theale Business Park, The Markham Centre and Kennet Weir Business Park swell the daily population substantially. The RG7 population is approximately 35,000. Theale also benefits from being on the Great Western Railway Line to London Paddington which is just about to undergo an £8m upgrade.

## **DESCRIPTION**

New retail unit(s) to be created, subject to planning, at the heart of Theale Town Centre. The units form part of a larger scheme to include a character courtyard development with mews housing at the rear.

The property can be one large unit or split to provide two retail units.

Uses include A1 (Retail), A2 (Financial Services), A3 & A5.

Expressions of interest sought.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Retail Space Left	94.85	1,021
Retail Space Right	89.28	961
<b>Total (Combined)</b>	<b>184.13</b>	<b>1,982</b>

## **RATING ASSESSMENT**

Rateable Value £TBC

Rates Payable £TBC

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of TBC and a score of TBC.

## **LEGAL COSTS**

Each party is to bear their own costs.

## **PROPOSAL**

The retail units are available as one space at a rent of £39,640 per annum or split into two, the quoting rents being are £19,220 per annum and £20,420 per annum exclusive.

VAT is applicable

## **VIEWING**

Contact Mr Shane Prater

Phone: 01635 551441

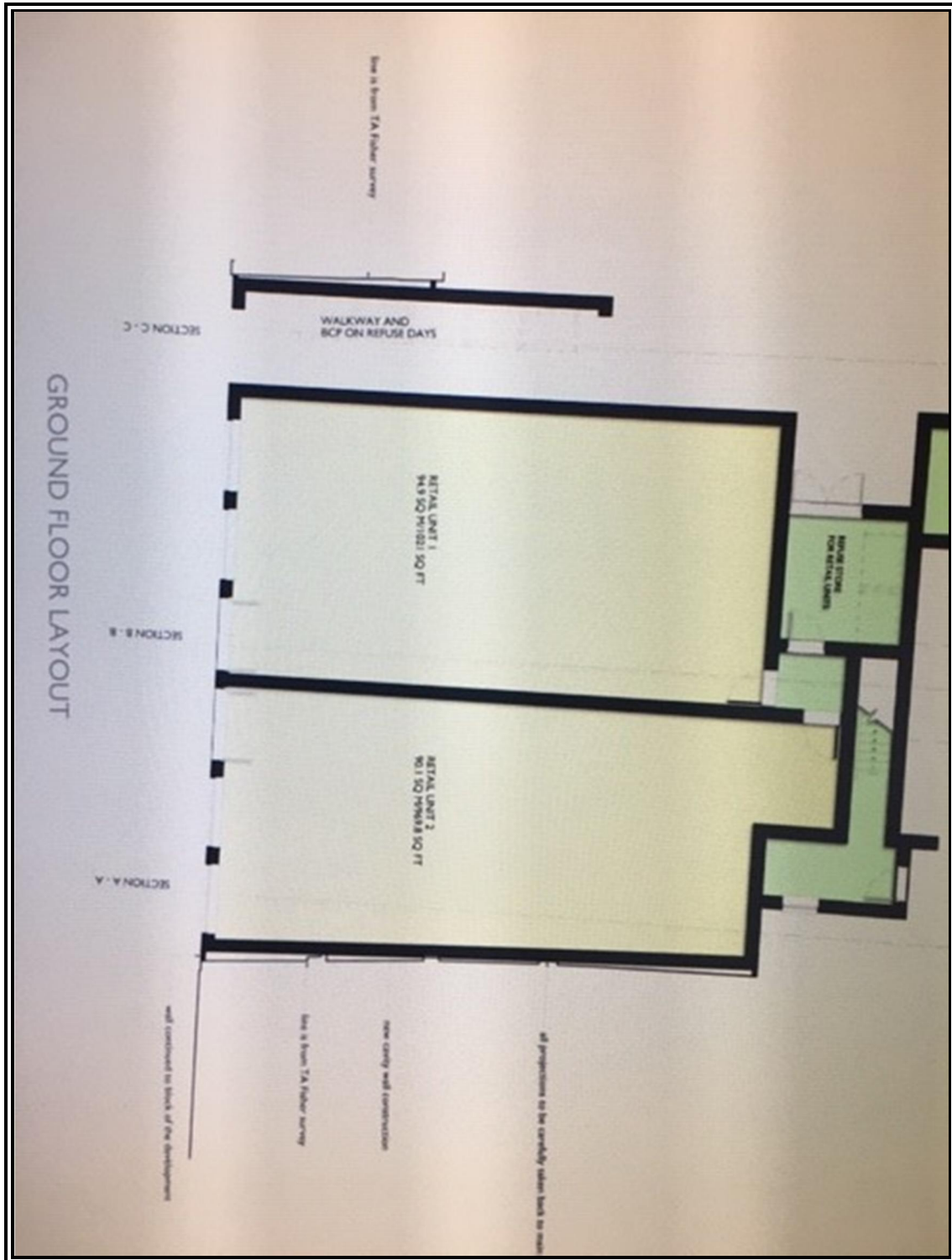
Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)

November 2019

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