



Chartered Surveyors &
Commercial Property Consultants

RETAIL UNITS & YARD SPACE

TO LET

**THATCHAM RETAIL PARK
BATH ROAD, THATCHAM, BERKSHIRE, RG18 3AN**

1,000 - 40,134 SQ FT (92.90 - 3,728.45 SQ M)



RANGE OF RETAIL UNITS - CAN BE CONFIGURED TO ANY SIZE

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

www.quintons.co.uk

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 lies equidistant between Newbury & Thatcham. The area population is circa 100,000. In addition the area has an estimated 3,000 new houses and flats either under construction or with planning.

The property is situated on the corner of the A4 Bath Road and Tull Way, Thatcham. The property has a frontage of 190m to Bath Road and 340m to Tull Way.

DESCRIPTION

The former Wyevale Garden Centre occupies a prominent position on the A4 Bath Road.

Retail units (A1 Use with cafe area) are available in a range of sizes as per the accommodation schedule below but different sizes could be created to accommodate an occupiers requirement.

Occupiers that remain on site include Maidenhead Aquatics, Rivar Sand & Gravel, Oakley Green Conservatories, Bon Marche, Optiplan Kitchens, Elite beds and The Fireplace Centre.

The site totals over 9 acres. Yard space is available up to 1 acre, ample parking is also available.

ACCOMMODATION

	Sq. M.	Sq. Ft.	Available Yes/No
Former Garden Centre	2,352.19	25,319	Y
Former Café	350.52	3,773	Y
Former Pet Store	361.20	3,888	Y
Former Cotton Traders	165.55	1,782	Y
Former Hairdressers	99.31	1,069	Y
Former Pottery shop	153.84	1,656	Y
Former Outdoor clothing	121.70	1,310	Y
Shop next to Bon Marche	124.21	1,337	Y

RATING ASSESSMENT

The rateable value of the units are £200 per sq. m. currently. Occupiers would pay approximately 49% of this value.

SERVICE CHARGE

A service charge will be levied for maintenance of the communal parts of the site to include grounds maintenance, cleaning of washroom facilities, fire alarm, etc. The cost is approximately 70p per sq. ft.

ENERGY PERFORMANCE CERTIFICATE

EPC's are available upon request

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

www.quintons.co.uk

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.

PROPOSAL

The retail units are available on new lease agreements, the length of which are open to negotiation. The quoting rent is £10.00 per sq. ft. VAT is applicable to the rent.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

Email: shane@quintons.co.uk

August 2019



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

www.quintons.co.uk

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.





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

www.quintons.co.uk

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.

