1st & 2nd Floor Offices

4 High Street

Thatcham, RG19 3JD



3,151 sq ft FOR SALE Potential for Residential Conversion Long Leasehold (999 years)

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IMPORTANT

Richardson Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract: (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or themats should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Richardson Commercial (and their Joint Agents where applicable) has any authority to make or give any representation or warranty whatever in relation to the property; (iv) rents quoted in the above particulars may be subject to W/I in addition.

Location

The property is situated in Thatcham High Street, close to the junction with Broadway and the A4.

High Street is a mixed-use area combining retail, offices, restaurants and residential accommodation.

Commercial occupiers include Bella Vita, Chequers Estate Agents, The White Hart PH and a host of other retailers. The ground floor is owned and occupied by Newbury Building Society.

Description

The property comprises the first and second floors of this end terrace building constructed in the 1980s. The offices have a separate entrance to the front from the High Street, being purpose built.

Internally the accommodation comprises a range of office rooms with separate kitchen and toilet facilities to each floor.

The property will be of interest to owner occupiers as well as having development potential for a range of uses including residential, subject to the usual consents.

Amenities

- Self-contained office premises
- Can be subdivided on a floor-by-floor basis
- Suitable for a variety of purposes subject to usual consent where necessary

Accommodation

Gross Internal Area 3151 sq ft

Tenure

Long Leasehold for 999 years at a peppercorn.

Price

Expressions of interest are invited on an unconditional basis with offers in excess of £300,000.

Business Rates

The property is assessed as 3 separate hereditaments as follows:

Suite A – First Floor	£7,800
Suite B – First Floor	£7,500
Suite C – Second Floor	£6,300

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

Service Charge

It is envisaged that a service charge will be required to recover costs common to the building.

VAT

Unless otherwise stated the price quoted is exclusive of VAT. Any lessees must satisfy themselves as to the incidence of VAT.

Energy Performance Certificate



Legal Fees

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment with the agents: **Richardson Commercial Paul Richardson T: 01635 262566 E: paul@richardson-commercial.co.uk**

Subject to Contract

March 2021



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