



# TO LET

Retail Unit

## 566 sq.ft

(52.58 sq.m)

Unit 2, Kingsland Centre, Thatcham, Berkshire, RG19 3HN

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

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## Unit 2, Kingsland Centre, Thatcham, Berkshire, RG19 3HN

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	566	52.58
<b>TOTAL</b>	<b>566</b>	<b>52.58</b>

### Description

The property is arranged over ground floor and is located at the entrance to the scheme opposite 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

£17,000 per annum exclusive

### Rates

Rateable Value - £12,500. 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

C (63). 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).



## SHEET ANCHOR EVOLVE

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### Viewing

Strictly via prior appointment  
with the appointed agents:



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