

1st & 2nd Floor Offices
4 High Street
Thatcham, RG19 3JD



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

IMPORTANT:

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.

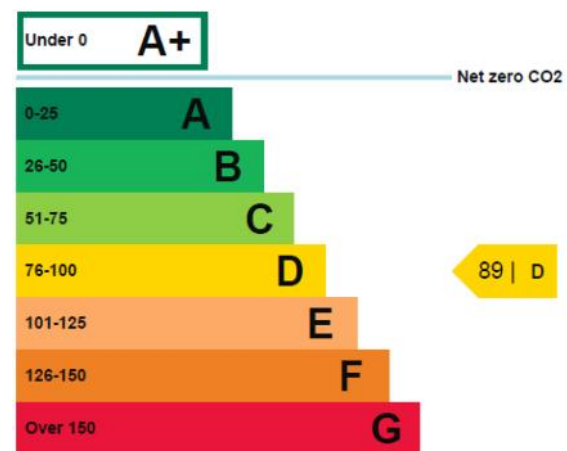
Service Charge

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

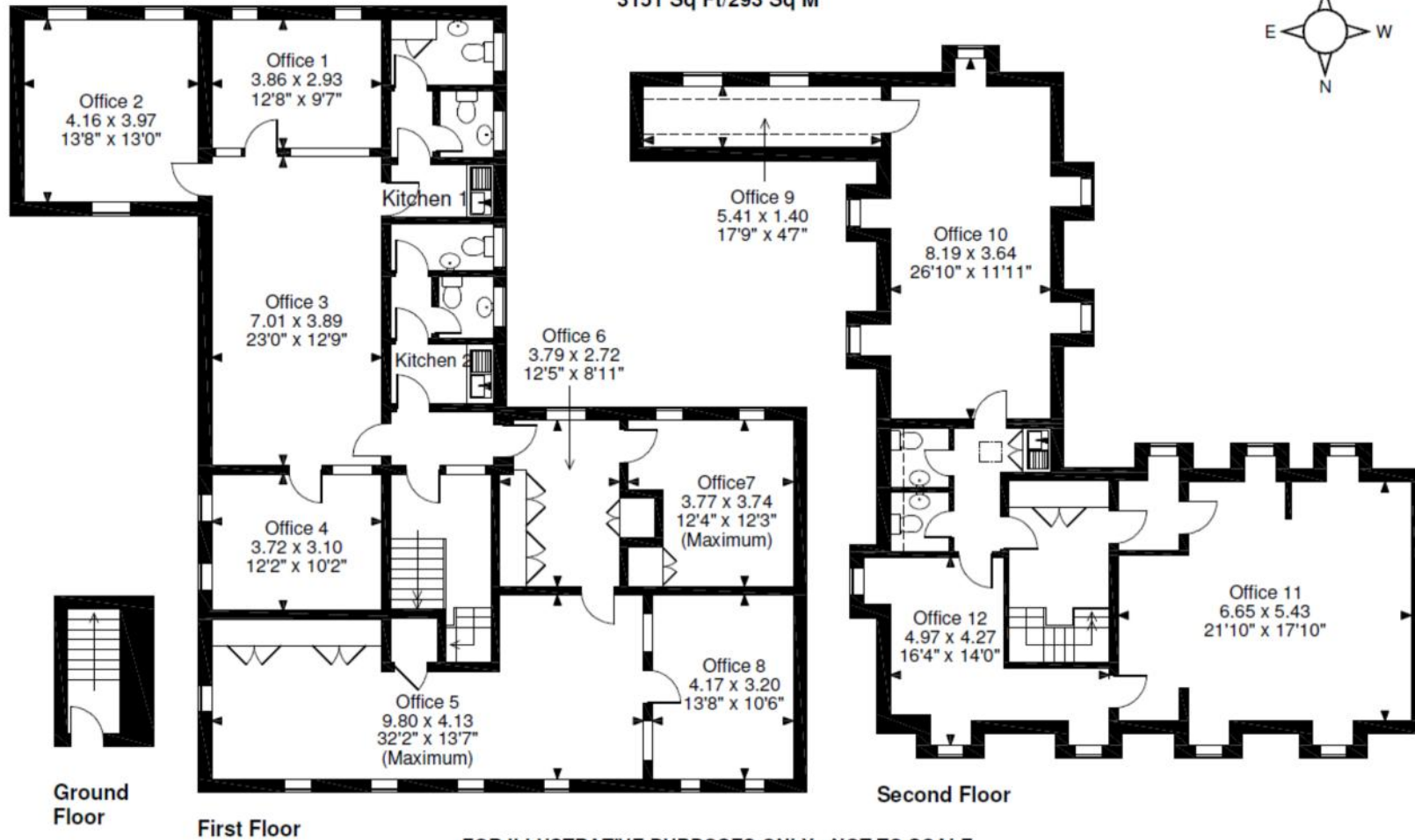
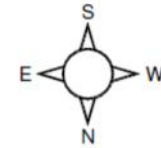
T: 01635 262566

E: paul@richardson-commercial.co.uk

Subject to Contract

March 2021

Newbury Building Society, High Street, Thatcham
 Approximate Gross Internal Area
 3151 Sq Ft/293 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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