

# RETAIL UNIT TO LET



**990**Sq.Ft. (**91.99**Sq.M.) approx N.I.A.

Unit 13 Kingsland Centre

**Thatcham**

Berkshire

RG19 3HN

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Reading office 0118 402 6893



## Location

Thatcham is a popular old market town in the heart of West Berkshire, located 14 miles west of Reading, 3 miles east of Newbury and 30 miles east of Swindon. The town has a population of 26,000 (Census 2021) and excellent road links to both the A34 and M4.

The Kingsland Centre represents the prime retail pitch within Thatcham, consisting of 18 retail units and anchored by the 29,000 sqft Waitrose Supermarket.

There is a large surface car park fronting the entrance to Waitrose, which provides 150 car parking spaces.

## Description

The unit is located near to Waitrose and Costa Coffee. It is arranged over ground floor and provides open plan retail accommodation.

## Accommodation

|              | Sq.Ft.     | M2           |
|--------------|------------|--------------|
| <b>TOTAL</b> | <b>990</b> | <b>91.99</b> |

*Approx net internal area (NIA)*

## Terms

Rent: £25,000 per annum exclusive.

The above rent is exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT. The Landlord will insure the premises, the premiums to be recovered from the tenant.

The premises are available on a new effective full repairing and insuring lease for a term to be agreed.

## Business rates

The billing authority is West Berkshire Council

Rateable value: £20,250

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

All figures quoted are net of VAT, but VAT will be payable in respect of this property.

## Amenities

- Located in the market town of Thatcham, Berkshire.
- The unit is situated near to Costa Coffee and Waitrose
- Ample parking

## Energy Performance Rating

C-70



## Viewing and further information



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