

Call **01635 255501**

Email property@brunsden.com or visit www.brunsdens.com

Properties in West Berkshire and North Hampshire

Brunsdens
ASSOCIATES 

**31 CHAPEL STREET
THATCHAM
RG18 4JP**



TO LET – Shop/Office with character in an accessible location – current business unaffected

Approximately 450 sq ft (41.5 sq m)

- Due to Relocation
- Currently beauticians – other uses considered
- Available February 2018
- Well presented
- Period building
- Prominent A4 position
- 3 parking spaces

LOCATION

Just a short distance from the Town Centre on the A4. Thatcham is a busy town with many shops including Waitrose and a weekly market. There is also a railway station with services to Reading, London Paddington and the West Country. The A4 also offers easy access to the M4 at Junction 12.

PROPERTY

Available as current business is relocating locally. In use for some years as an estate agents and recruitment agency but also available for A1 Retail use. It is well presented and will give your business an excellent prominence on the busy A4. The accommodation comprises of a main open plan office with laminate flooring and exposed brick work, tea point and wc. There are also 3 treatment rooms/offices and a communal rear lobby and three parking spaces.

TENURE

To let on a new lease for at least 3 years.

RENT

To let either on a new lease £8,950 per annum exclusive of all outgoings and payable in advance on the usual quarter days.

VAT

The property is not currently elected for VAT but the Landlords reserve the right to do so at a future date.

LEGAL COSTS

To be agreed.

SERVICE CHARGE

A small annual charge is levied by the Landlord to cover various items including buildings insurance.

RATES

We have been advised that the **Rateable Value is £8,700** with **Rates Payable of £4,054.20** for the period 2017/2018. Please note that Small Business Relief may apply, contact West Berkshire Council for more information.

VIEWING

By strict appointment please with the
Landlords Sole Agents

Brunsdon Associates

01635 255501

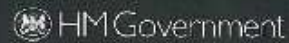
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Energy Performance Certificate

Non-Domestic Building



31 Chapel Street
THATCHAM
RG18 4JP

Certificate Reference Number:
0592-7484-2830-0300-8303

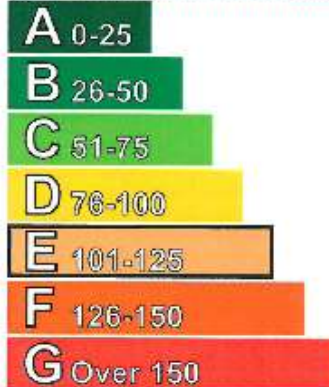
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



125 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	99
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	148.47
Primary energy use (kWh/m ² per year):	871.05

Benchmarks

Buildings similar to this one could have ratings as follows:

25	If newly built
74	If typical of the existing stock

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The Old Axe & Compass, East End, Newbury RG20 0AA

