



Chartered Surveyors &  
Commercial Property Consultants

## PROMINENT RETAIL UNIT

# TO LET

**LLOYDS BANK  
ALDERMASTON ROAD, TADLEY  
HAMPSHIRE, RG26 4QB**

**2,853 SQ FT (265.04 SQ M)**



**SUITABLE FOR A VARIETY OF USES**

**SUBJECT TO PLANNING**

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

[www.quintons.co.uk](http://www.quintons.co.uk)

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

Tadley is a thriving town within the Reading/Basingstoke/Newbury triangle, 9 miles north of Basingstoke on the A340. The property is prominently situated on Aldermaston Road (A340) opposite its junction with Silchester Road, and just north of the junction with Franklin Avenue. It is therefore well placed for easy access to both the retail premises in Franklin Avenue, and also close to Sainsbury's and other retail units on the Aldermaston Road.

## **DESCRIPTION**

The premises comprise a standalone single storey building of brick construction. Access is directly from the car park outside the front of the building, via a ramp leading up to the building.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>265.04</b>	<b>2,853</b>

## **RATING ASSESSMENT**

Rateable Value £18,500

Rates Payable £9,231.50

Prospective tenants should satisfy themselves of the Rateable Value and Rates Payable.

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of D and a score of 93.

## **PROPOSAL**

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £40,000 per annum exclusive. VAT is applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Mr Shane Prater, on 01635 551441 or Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)

Or

Brian Pickett of BDT on 01256 840777 or Email: [brian.pickett@bdt.uk.com](mailto:brian.pickett@bdt.uk.com)

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

[www.quintons.co.uk](http://www.quintons.co.uk)

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.