



Chartered Surveyors &
Commercial Property Consultants

**GROUND FLOOR RETAIL &
FIRST FLOOR 2 – BEDROOM FLAT
FOR SALE**

**19 HIGH STREET, THATCHAM
WEST BERKSHIRE, RG19 3JG**

1,606 SQ FT (149.2 SQ M)



PRODUCING £22,500 PER ANNUM EXCLUSIVE

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

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

The property is situated in a prominent position at the heart of Thatcham High Street. The Broadway is widely known as the main retailing area which has the Kingsland Shopping Centre which includes Waitrose.

DESCRIPTION

The ground floor shop is used as a hair dressers and includes a large display window, tiled floor, painted walls, suspended ceiling with inset lighting and to the rear of the property staff room and kitchen.

To the rear of the property there is an external steel staircase which provides access to the two-bedroom residential space. The residential space includes lobby, kitchen, sitting room, two bedrooms and bathroom. The space benefits from fitted kitchen, bathroom with shower over, outside terrace accessed from sitting room and electric heating throughout.

Also to the rear of the property there is a shared parking area with one space for the ground floor and we understand one space for the first floor.

ACCOMMODATION

| | Sq. M. | Sq. Ft. |
|--------------|---------------|----------------|
| Ground Floor | 80.329 | 864 |
| First Floor | 68.946 | 742 |
| Total | 149.2 | 1,606 |

TENANCY INFORMATION

The ground floor property is held on a lease dated 10th January 2012 to The Cutting Bar Limited (Tenant)

The term of the lease is 15 years from 10th January 2012 therefore approximately two years remaining.

The rent payable is £12,000.00 per annum exclusive

The tenants are liable for the internal parts of the property together with shop front, glazing in doors and a service charge for externals.

The first floor residential space is let on a 12 month Assured Shorthold Tenancy agreement from 13th March 2024 at a rent of £875 per month (£10,500 per annum exclusive)

Total rental income £22,500 per annum exclusive.

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

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.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of TBA and a score of TBA.

PROPOSAL

Offers are sought in excess of £275,000 (Two Hundred & Seventy Five Thousand Pounds) for the property as a whole or alternatively the owners will sell the two elements separately at £150,000 for the ground floor and £175,000 for the first floor. VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk
January 2025



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

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.