



Chartered Surveyors &
Commercial Property Consultants

TOWN CENTRE RESTAURANT WITH FLAT INVESTMENT

FOR SALE

**7 & 7A HIGH STREET, THATCHAM
WEST BERKSHIRE, RG19 3JG**

2,319 SQ FT (215.44 SQ M)



LET UNTIL MARCH 2029

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

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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 on Thatcham High Street close to its junction with The Broadway. Nearby occupiers include Newbury Building Society, Co-op, Henwick Properties and Costa Coffee.

DESCRIPTION

The property comprises a two storey property in the main which comprises a ground floor restaurant and first floor flat used by the tenant.

The ground floor includes main restaurant, kitchen, WC's with storage space to the rear.

The property is shown on the attached plan under point 1

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor Total	154.49	1,663
First Floor Flat	60.90	656
Total	215.44	2,319

RATING ASSESSMENT

Payable by Tenant

TENANCY INFORMATION

The property is let to Xiangda Ltd on assignment. The lease is for 10 years from 25th March 2019 expiring 24th March 2029. The rent passing is £26,500 per annum exclusive. The lease has 3 yearly rent reviews. The landlord holds a rent deposit of £21,500.

ENERGY PERFORMANCE CERTIFICATE

This property has the following EPC ratings:- Ground Floor- C and a score of 74 and First Floor - D and a score of 65

PROPOSAL

We are instructed to offer this investment for sale freehold. The guide price sought is £275,000 (Two Hundred & Seventy Five Thousand Pounds). VAT is not applicable.

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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
March 2026



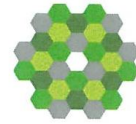
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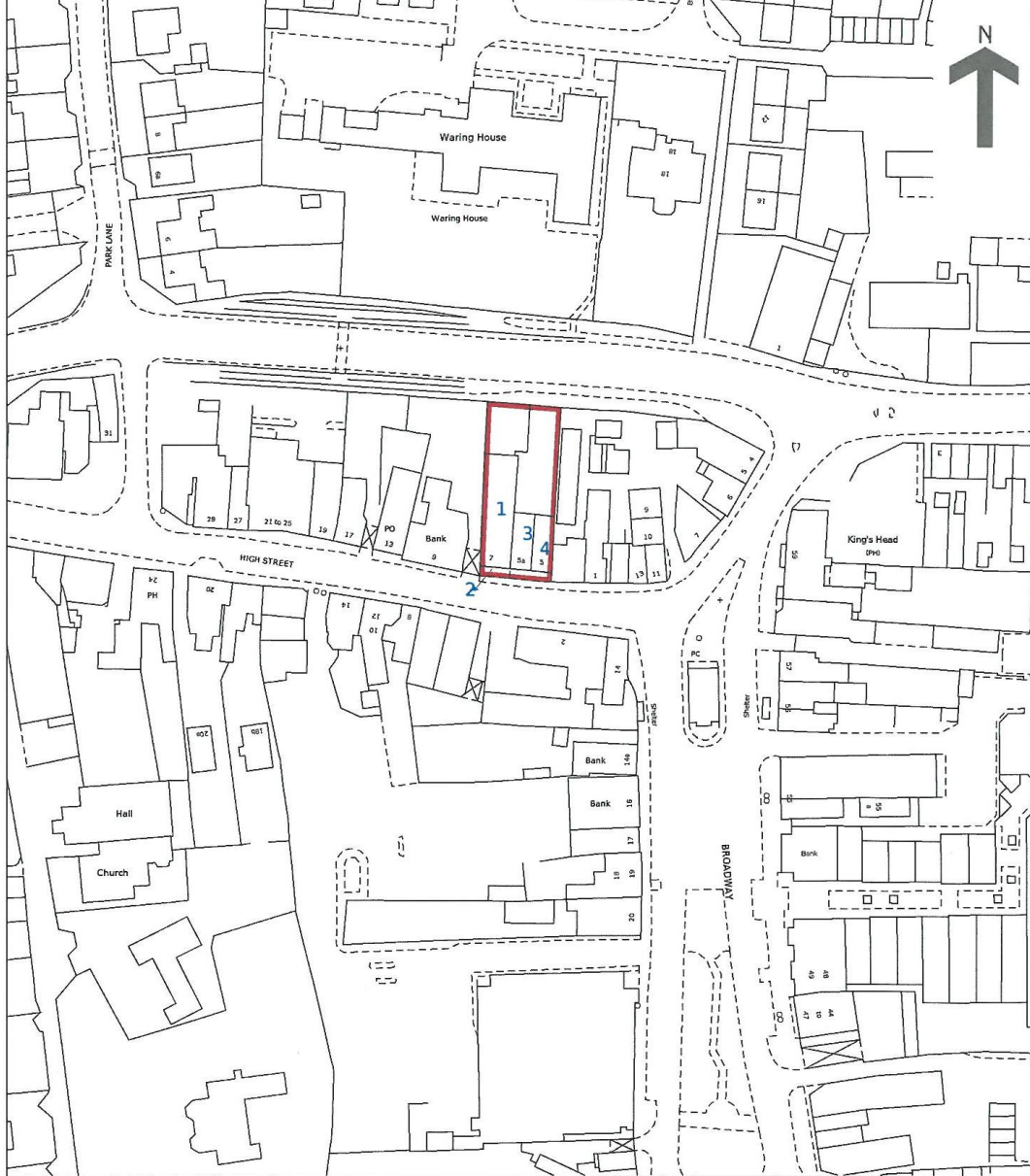
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HM Land Registry
Official copy of
title plan

Title number **BK59016**
Ordnance Survey map reference **SU5167SE**
Scale **1:1250**
Administrative area **West Berkshire**



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