



Chartered Surveyors &  
Commercial Property Consultants

## TOWN CENTRE INVESTMENT

### FOR SALE

5A HIGH STREET, THATCHAM  
WEST BERKSHIRE, RG19 3JG

APPROX 1,200 SQ FT (111.48 SQ M)



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 retail unit with first floor flat only useable by the tenant.

The ground floor includes main retail space with display frontage trading as a takeaway unit.

The property is shown on the attached plan under point 3

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total (Approx)</b>	<b>111.48</b>	<b>1,200</b>

## **TENANCY INFORMATION**

The property is let on assignment to Xiangda Ltd. The lease is for 15 years from 24th June 2023 expiring 23rd June 2038. The rent passing is £16,500 per annum exclusive. The lease has a rent review due in June 2026 and every 3 years thereafter.

## **ENERGY PERFORMANCE CERTIFICATE**

The ground floor property has an EPC rating of C and a score of 69 with the flat having an EPC of rating of E with a score of 44.

## **PROPOSAL**

We are instructed to offer this investment for sale freehold. The guide price sought is £170,000 (One Hundred & Seventy Thousand Pounds). VAT is not applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Shane Prater  
Phone: 01635 551441  
Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)  
March 2026

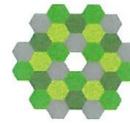
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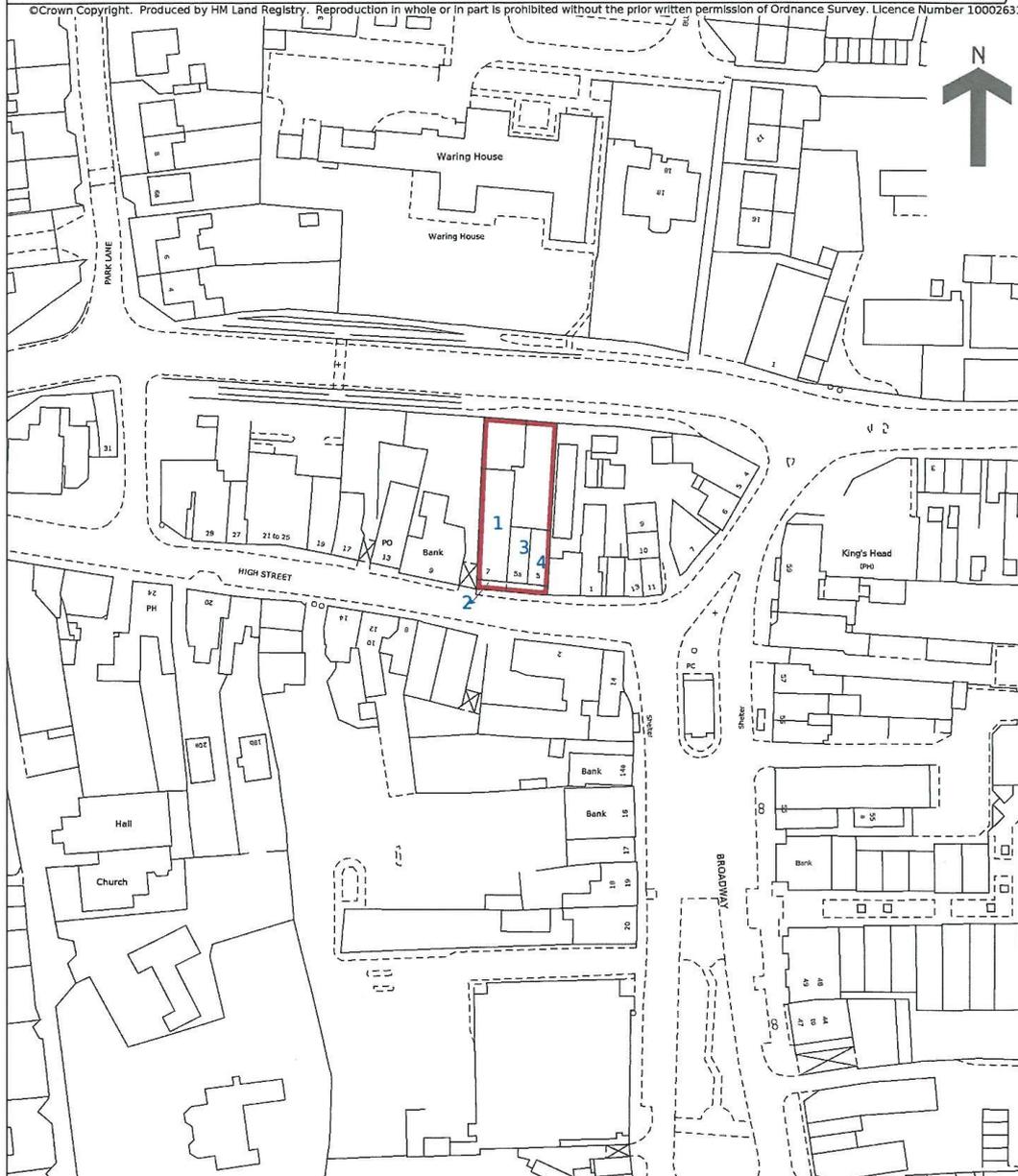
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HM Land Registry  
Official copy of  
title plan

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



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