Possibility to split into two c. 500 sq ft kiosks

RETAT

TO

LET

Retail Unit 1,170 sq.ft

# 7 Kingsland Centre, Berkshire, RG19 3HN

www. Kortha iter to Million

RETAIL UNIT TO LET

ummun

- Located in the market town of Thatcham, Berkshire
- Kingsland Centre is anchored by Waitrose
- Ample parking

take on the Highsx

GROOMER

• Flexible terms are available

# EVOLVE\_ part of M<sup>®</sup>Core



1567 saft

# 7 Kingsland Centre, Berkshire, RG19 3HN

Areas (approx. NIA)	Sq.ft	Sq.m	
Unit 7 (Including Ancillary Space)	1,170	109	
TOTAL	1,170	109	

# Description

The unit is situated opposite the entrance to Waitrose. The pedestrianised Kingsland Shopping Centre provides the primary retail offer for Thatcham. An 18 unit scheme anchored by a 29,000 sq ft Waitrose.

# Rent

£25,500 per annum exclusive.

#### **Rateable Value**

£11,102.75. Interested parties are advised to make their own enquiries with the local authority.

#### Services

The unit has electricity and water connected.

#### Service Charge & Insurance

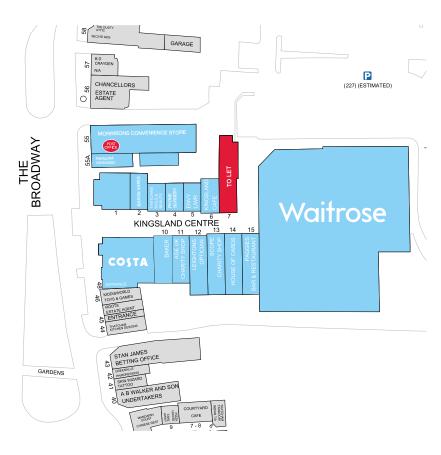
A service charge is applicable. The Landlord will insure the premises the premiums to be recovered from the tenant.

#### **Energy Performance**

The current EPC rating is 'C'. Further information available upon request.

# Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



# Location - RG19 3HN

Kingsland Centre in Thatcham is in the South East region of England. Well located just off the A4 Bath Road, 15 miles west of Reading and 3 miles east of Newbury.

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## Viewing

Strictly via prior appointment with the appointed agents:



Anthony Jackson 07711 944404 anthony@rj-ltd.co.uk



Mitchell Brooks 07818 117021 mitchell.brooks@kemptoncarr.co.uk

Owned and Managed by





evolveestates.com

Adam Davies 07792 701593 amd@evolveestates.com