



7/9 HIGH STREET

Theale Berkshire RG7 5AH

TYPE	OFFICE / RETAIL (USE CLASS E)
TENURE	FREEHOLD / LEASEHOLD
SIZE	564 – 1,134 SQ FT (52.4 – 105.4 SQ M)

KEY POINTS

- > Shop with offices above
- > Available separately or combined
- > Eligible for small business rates relief
- > Total of 5x private car parking spaces
- > Close to many local amenities, Junction 12 M4 and Theale mainline railway station

Location

The property is within easy walking distance of local amenities including shops, restaurants and pubs. Theale Station is a few minutes walk away and provides regular rail services to Reading and Newbury as well as direct services to London Paddington. Junction 12 of the M4 Motorway provides excellent access to the national road network. There is also a regular bus route servicing the local area.

Description

This attractive period property fronting Theale High Street comprises a two storey, mid-terrace self-contained building providing a shop at ground floor and office at first floor. The building is accessed via the front from two doors to the shop and a separate door to a reception / hallway. There is also rear access leading to a car park. Both floors benefit from a WC and kitchenette.

Specification

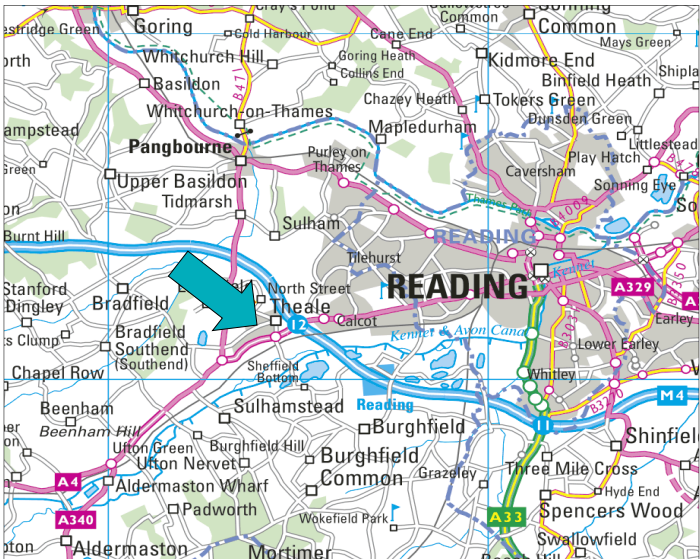
The property benefits from the following amenities;

- Double glazing
- LED lighting
- Gas fired central heating
- Kitchenette
- WC's
- Total of 5 private parking spaces

Accommodation

We understand the internal area (IPMS3) is as follows:-

Description	sq ft	sq m
Ground Floor (No.9)	570	53.0
First Floor (No.7)	564	52.4
Total	1,134	105.4



Energy Performance Asset Rating

No. 7 EPC Rating: D:89

No. 9 EPC Rating: C:57

Business Rates

No. 7 Rateable Value: £11,750

No. 9 Rateable Value: £9,100

Terms

The property is available to rent on a new lease on terms to be agreed with the landlord.

Alternatively, the freehold is also available. Price on application.

Legal Costs and VAT

Each party to bear their own legal costs.

This property is NOT elected for VAT.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



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