



# TO LET

Retail Unit

400 sq.ft

(37.16 sq.m)

**55A The Broadway, Kingsland Centre,  
Berkshire, RG19 3HN**

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

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228 6508**

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# 55A The Broadway, Kingsland Centre, Berkshire, RG19 3HN

Areas (approx. NIA)	Sq.ft	Sq.m
Unit 55A	400	37.16
<b>TOTAL</b>	<b>400</b>	<b>37.16</b>

## Description

The unit is situated directly behind Papadam Indian restaurant. 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

£10,000 per annum exclusive.

## Rateable Value

£3,500. 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 amounting to £1,000 pax. The Landlord will insure the premises the premiums to be recovered from the tenant.

## Energy Performance

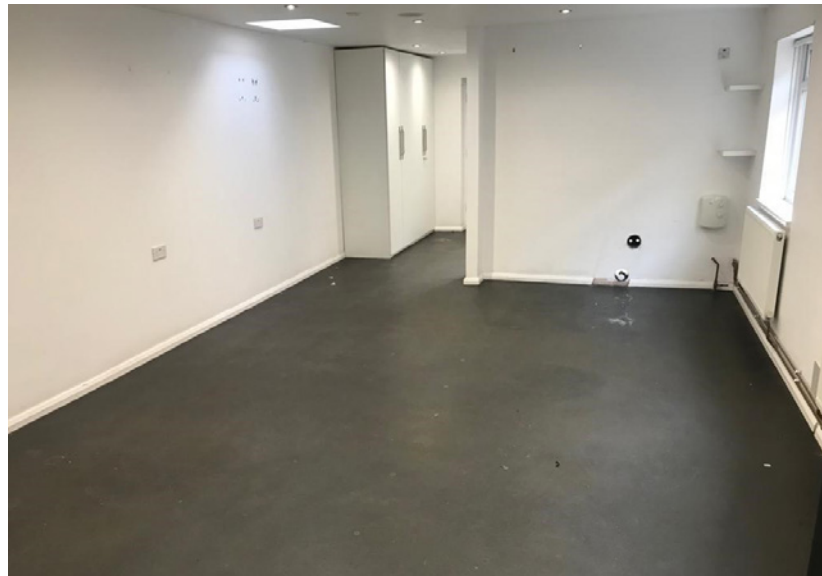
Further information available upon request.

## 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.



**Viewing**  
Strictly via prior appointment  
with the appointed agents:

**RAWSTRON JOHNSON**

**0113 450 7000**  
www.rj-ltd.co.uk

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

**KEMPTON**

**CARR**

**CROFT**

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