QUINTONS
01635 551441
Chartered Surveyors &
Commercial Property Consultants

RETAIL UNIT WITH 1 BEDROOM FLAT

FOR SALE

33 & 33A, HIGH STREET
THATCHAM, WEST BERKSHIRE, RG19 3JG

1,763 SQ FT (163.78 SQ M)



LARGE FORECOURT WITH PARKING FOR APPROX 5 CARS

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX
www.quintons.co.uk
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 High Street, Thatcham. The property sits on an island site which is shared with Charles Hairdressing and Spice Restaurant.

The property fronts the High Street and backs onto the A4 (bath Road).

DESCRIPTION

The property comprises a town centre property arrange over basement (not inspected), ground floor store, ground floor retail and first floor 1 bed flat.

The Ground floor includes:-

- Carpeted floors
- Painted walls
- Strip lighting
- Display window to the front
- Tarmac parking area for approx. 5 cars
- Stores with double timber doors

The first floor includes:-

- Self-contained 1 bedroomed flat
- Courtyard garden
- Metal staircase to access
- Kitchen, bathroom, bedroom and sitting room
- Electric heating
- Let on a tenancy agreement at £680 per month (£8,160 per annum) to a long-term tenant

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor Store	16.91	182
Basement (approx.)	21.15	228
Ground floor Retail inc WC	76.22	820
First Floor Flat	49.56	533
Total	**163.84**	**1,763**

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RATING ASSESSMENT

Rateable Value £11,750 Rates Payable £5,076 (2026/27)

The flat has a council tax assessment of B

ENERGY PERFORMANCE CERTIFICATE

This Retail property has an EPC rating of tba and a score of tba.

The flat has an EPC rating of E and a score of 48.

PROPOSAL

We are instructed to seek offers in excess of £225,000 (Two Hundred & Twenty Five Thousand Pounds). VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Shane Prater / Tom Price
Phone: 01635 551441
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November 2026



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