



View from the Property

**SITUATION**

Located opposite the junction with High Street and within the heart of the town centre being amongst such multiple retailers as **The Co-Operative Food, Costa Coffee, Lloyds Bank, McColls** and **Barclays**. In addition, there is a large public car park at the rear leading to a **Waitrose** and the **Kingsland Shopping Centre**. Thatcham lies some 15 miles west of Reading and 30 miles east of Swindon with good road links to the M4 (Junction 13).

**PROPERTY**

A Grade II Listed end of terrace building comprising a **Ground Floor Shop** with **Basement** plus internal access to a **3 Bedroom Flat** on part ground, first and second floors. In addition, the property includes a **74' Rear Garden** plus a **Garage**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	22'10"
Internal Width	20'7"
Shop Depth	23'11"
Built Depth	46'10"
Shop NIA	Approx. 640 sq ft

**Basement** – Not inspected

**Part Ground, First and Second Floor Flat**

3 Bedrooms, Living Room, Kitchen, Bathroom/WC

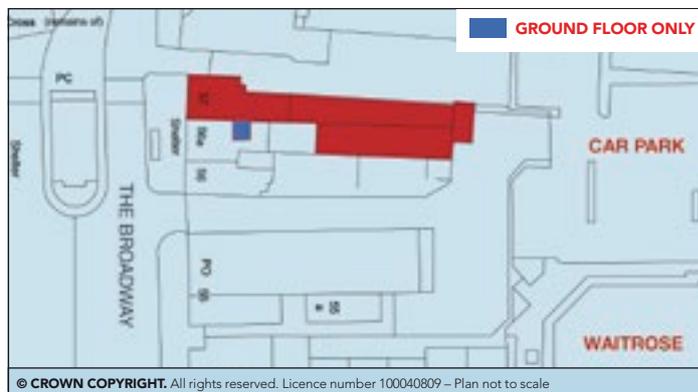
GIA Approx. 1,020 sq ft

**Garage** Area Approx. 200 sq ft

**VAT is NOT applicable to this Lot**

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



**FREEHOLD**

**TENANCY**

The entire property is let on an internal repairing and insuring lease (50% contribution towards the structure excluding the roof) to **T. Ahmed & S. Ahmed as a Newsagent** for a term of 15 years from 1st February 2017 (**In occupation since 2002**) at a current rent of **£15,000 per annum** exclusive.

**Rent Reviews and Tenant's Breaks 2020 and 3 yearly.**

**Note: There is a £5,000 Rent Deposit held.**

**Carter Jonas** **JOINT AUCTIONEERS**  
 Carter Jonas LLP, Mayfield House,  
 256 Banbury Road, Summertown, Oxford OX2 7DE  
 Tel: 01865 404 474  
 Ref: Ms Sarah Wyles – Email: sarah.wyles@carterjonas.co.uk  
**VENDOR'S SOLICITORS**  
 Charles Lucas & Marshall - Tel: 01235 771 234  
 Ref: D. Thomas – Email: davidthomas@coffinmew.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
 The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts