



To Let

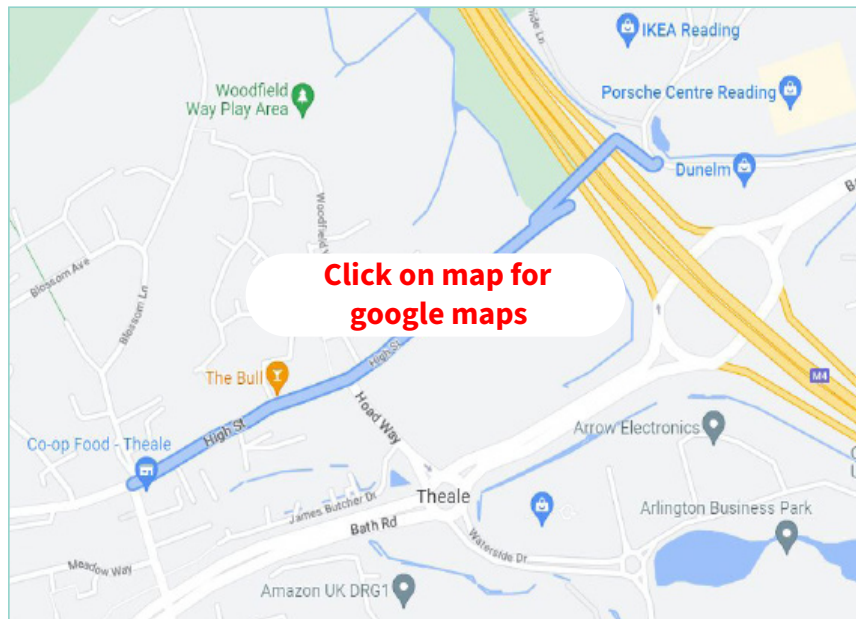
1A High Street, Theale RG7 5AH

- Available Q4 2026
- 2 parking spaces
- Finished specification tbc
- Floor to ceiling height 10'0" (But TBC)
- First floor is a concrete slab
- Hours of trading permitted 08:00 – 23:00hrs, 7 days a week

Ground floor sales (NIA)	1,600 sq ft
ITZA (GF)	TBC
Rent	£35,000 p.a.
Est. Service Charge	TBC
Est. Rates Payable	£8,404 p.a.

For more information please contact Hicks Baker

T: 0118 959 6144 E: retail@hicksbaker.co.uk W: hicksbaker.co.uk



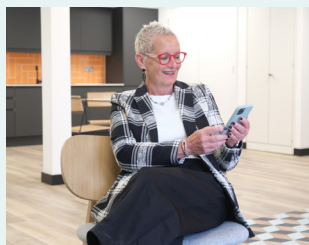
USE	Sui Generis and Class E
TENURE	Leasehold
TERMS	A new lease is available from the Landlord on terms to be agreed.
RATEABLE VALUE	£22,000 (Est). For further information on Retail, hospitality and leisure relief, visit - https://www.tax.service.gov.uk/business-rates-find/search
EPC	To be confirmed
VAT	VAT is payable

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Retail and Leisure

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Transaction



Management



Advice

Lease code

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the [website here](#).

Misrepresentations Act 1967

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