

TO LET Retail Unit Tadley

Unit 1, 30 Mulfords Hill
Tadley, RG26 3JE

Key information

- Prime retail unit adjacent to Sainsbury's Supermarket
- 260 Parking spaces
- Planning Use Class E
- Size – 891 sq ft
- Quoting rent £30,000 per annum



Contact

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Sainsbury's



Location

Tadley is a town in Hampshire located approximately 6 miles north of Basingstoke and 10 miles south west of Reading.

The subject property adjoins the **Sainsburys Supermarket** which is the dominant food store anchor in the town.

Inside the supermarket is an **Argos** and **Starbucks**. The location also benefits from a car park with 260 spaces.

Accommodation

The property is arranged over ground floor only providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground	82.8	891

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

Available by way of a new sublease with terms to be agreed.

The lease will be contracted outside of the security provisions of the Landlord and tenant Act 1954.

Tenure

Quoting Rent £30,000 per annum.

Service Charge

A service charge is payable on an ad-hoc basis.

Business Rates

We are advised that the Business Rates are as follows:

Business Rates	£10,000
UBR	£0.499
Rates Payable	£4,990

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Energy Performance Rating

Energy Performance Asset Rating C – 62. Please make contact for further details. A certificate can be made available.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

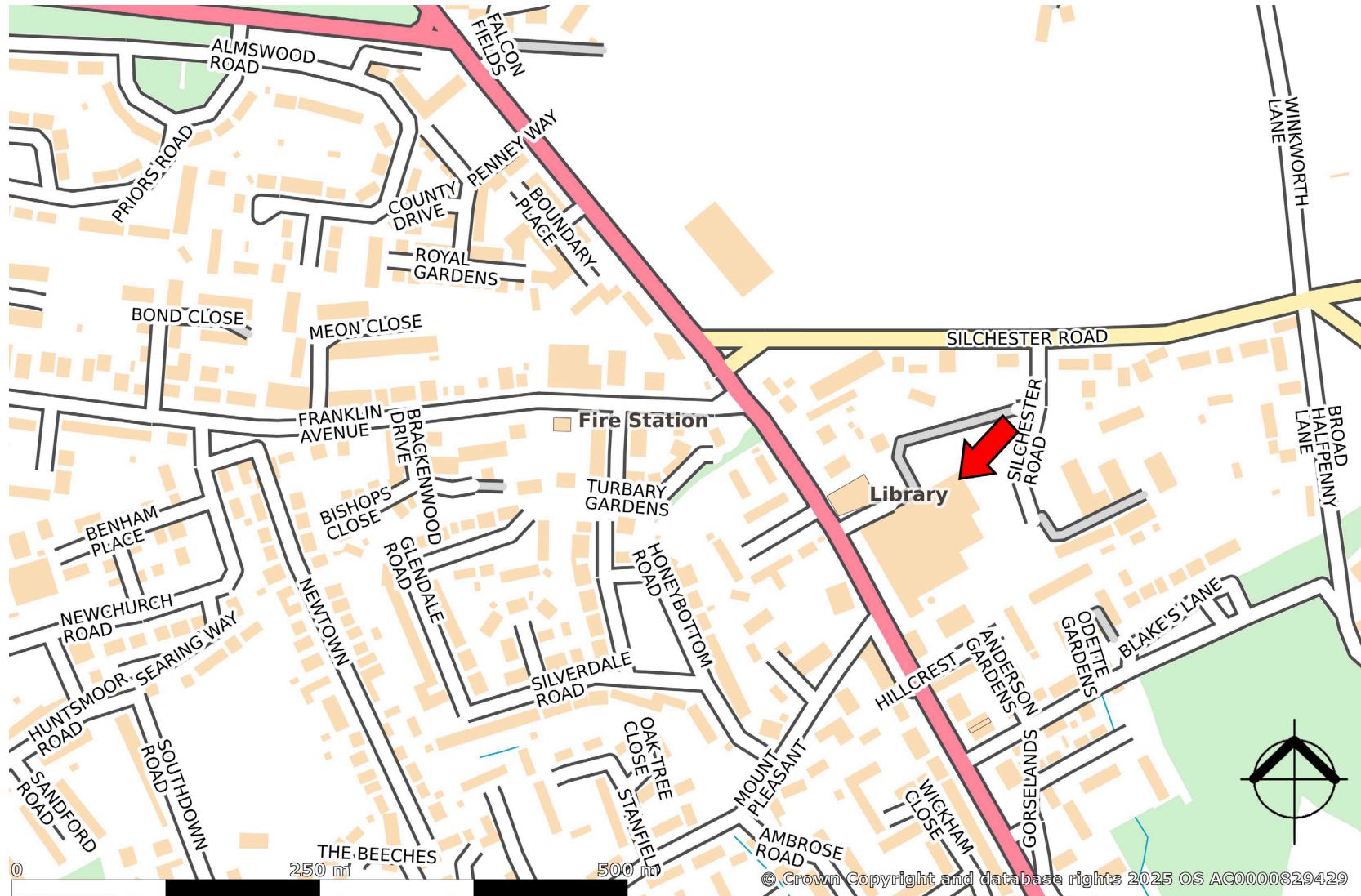
Strictly via the sole letting agent only.

Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

Sainsbury's Property Disposals

Location Plan



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