

**Former Hairdressers & Beauticians  
640 sq.ft. (59.5 m<sup>2</sup>)  
TO LET**



**1b Stratfield Avenue, Tadley RG26 3UD**

**LOCATION**

The property is located in a good neighbourhood area of Tadley close to Reading Warehouse and the Tadley Swimming Pool.

**Telephone: (01256) 331243**

Facsimile: (01256) 331333 e-mail: [info@sbtproperty.co.uk](mailto:info@sbtproperty.co.uk) [www.sbtproperty.co.uk](http://www.sbtproperty.co.uk)  
**11 Chequers Road, Basingstoke RG21 7PU**

Tadley itself is a popular north Hampshire town, situated between the M4 junction 12 and junction 6 of the M3 motorway. Reading and Basingstoke are both within 20 minutes offering mainline railway services to London Paddington and London (Waterloo) respectively.

## DESCRIPTION

The property comprises a ground floor shop within a small block containing two further shops and three flats. There is a small rear access yard with adjacent public car parking.

The property is of traditional brick construction under a pitched tiled roof.

<b>ACCOMMODATION</b>	<b>NET SALES AREA</b>	-	<b>440 sq.ft.</b>
		-	<b>40.9 m<sup>2</sup></b>

<b>TERMS</b>	The property is available by way of a new full repairing and insuring lease for a term to be agreed.
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<b>RENT</b>	£10800 per annum exclusive.
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<b>RATES</b>	According to the VOA website the property has a Rateable Value of £2,650. Rates payable for the 2016/17 rating year £1,282.60. This may be reduced to zero if the tenant qualifies for small business rate relief.
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<b>LEGAL COSTS</b>	Each party to bear their own business rates.
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<b>VIEWING</b>	Strictly by appointment through sole agents:
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