



Chartered Surveyors &
Commercial Property Consultants

PRIME RETAIL UNIT TO LET

**95 NORTHBROOK STREET, NEWBURY
BERKSHIRE, RG14 1AA**

1,247 SQ. FT. (115.85 SQ. M.)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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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 premises occupy a prime position on the pedestrianised Northbrook Street. Multiple retailers in the immediate vicinity include Boots, Starbucks, Vision Express, Camp Hopson & HSBC.

DESCRIPTION

The property comprises a prime retail unit situated in the heart of Newbury town centre.

Internally the property is laid out as a travel agents with main retail space, two offices, rear store and ancillary space to include walk-in cupboard, two WC's and kitchen.

In the main the front retail space includes carpet to the floors, large shop front with offset pedestrian door, air conditioning, suspended ceiling with inset lighting.

The rear offices were previously used as a currency room and managers office and both include carpet to the floors, suspended ceilings and inset lighting. Beyond this is a storeroom currently used as a brochure store, again with carpet to the floor, suspended ceiling and inset lighting.

The rear ancillary space includes two WC's both including low level toilet, sink and hot water heater and the kitchen including stainless steel sink and drainer, two base units, two wall units and hot water heater.

It should be noted that the main shop can be extended by the removal of the offices and storeroom to create a much larger retail space as required.

We understand at the rear of the property there is a minimum of one parking space included.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	115.889	1,247

RATING ASSESSMENT

Rateable Value £50,500
Rates Payable £25,199.50 (2020/21)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 115.

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PROPOSAL

The retail unit is available on a new lease the length of which is open to negotiation. The quoting rent is £42,500 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

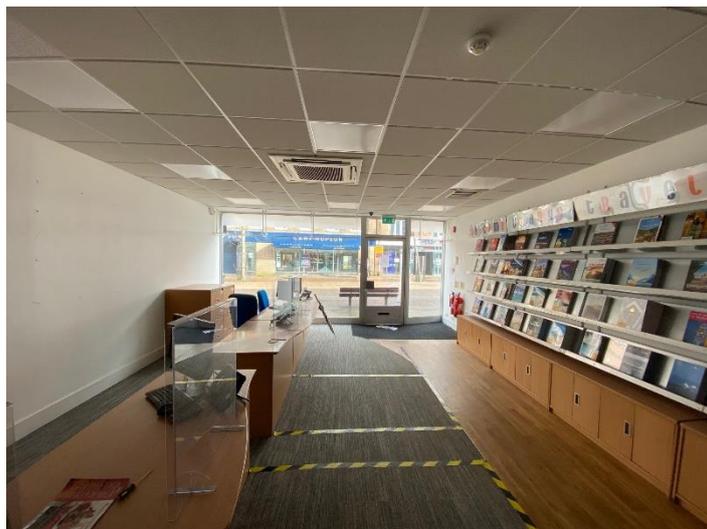
VIEWING

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February 2021



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