



Chartered Surveyors &
Commercial Property Consultants

PRIME RETAIL UNIT

TO LET

**27 NORTHBROOK STREET, NEWBURY
WEST BERKSHIRE, RG14 1DJ**

2,274 SQ FT (211.25 SQ M)



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

www.quintons.co.uk

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 property is situated within Newbury Town Centre's pedestrianised area. Nearby Occupiers include TSB Bank Plc, Maplin, Edinburgh Woollen Mill, O2 and Boots.

DESCRIPTION

The property comprises a prime retail unit with first floor ancillary space set within Newbury's pedestrianised zone.

The ground floor comprises large sales area which includes staircase to the first floor, separate stockroom which could be part of the main sales space and to the rear store room and then beyond a loading area.

The main sales area includes vinyl flooring, suspended ceiling, air conditioning and Category 2 lighting. There is a level change to the rear sales area.

The stores area includes stairs down with window to the side, patch panel, main electrics, carpet to the floors and shelving.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor Sales	108.19	1,165
Ground Floor Stock	21.96	236
Rear Loading Area	15.579	168
First Floor	65.53	705
Total	211.25	2,274

RATING ASSESSMENT

Rateable Value £64,000

Rates Payable £30,656 (2017/18)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 107.

LEGAL COSTS

Each party is to bear their own costs.

PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £75,000 per annum exclusive. VAT is applicable.

VIEWING

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July 2017

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