



Chartered Surveyors &
Commercial Property Consultants

PRIME TOWN CENTRE RETAIL SPACE TO LET

**28-29 NORTHBROOK STREET, NEWBURY
BERKSHIRE, RG14 1DJ**

2,533 SQ FT (235.32 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 property occupies a prominent position on Northbrook Street, Newbury's prime retail area midway between the two entrances to Parkway Shopping Centre.

Parkway provides approximately 300,000 sq. ft. of retail and leisure accommodation with a 620 space car park. The scheme is anchored by John Lewis and Debenhams with further occupiers including Superdry, H & M, Paul and Waterstones.

DESCRIPTION

The property comprises the ground floor of a 3-storey mid-terrace building.

The ground floor offers a large open plan retail space with ancillary storage and WC to the rear.

The main retail space includes two display windows astride a central doorway, suspended ceilings, inset lighting, security shutters and air conditioning.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	235.288	2,533
ITZA	97.5834	1,050

RATING ASSESSMENT

Rateable Value £62,000

Rates Payable £30,566 (2018/19)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 57.

LEGAL COSTS

Each party is to bear their own costs.

PROPOSAL

The retail space is available as a whole. The quoting rent is £89,250 per annum exclusive. VAT is applicable

Consideration will be given to splitting the space.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Mr Shane Prater

Phone: 01635 262510

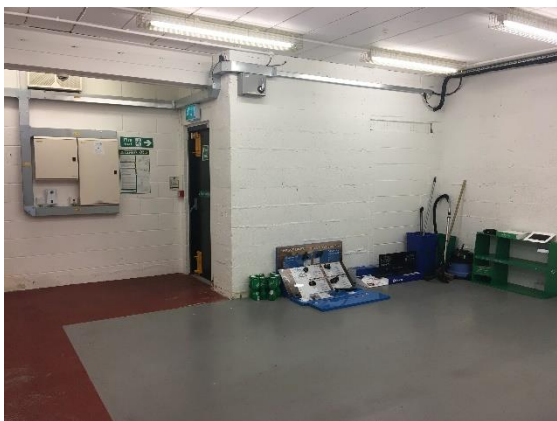
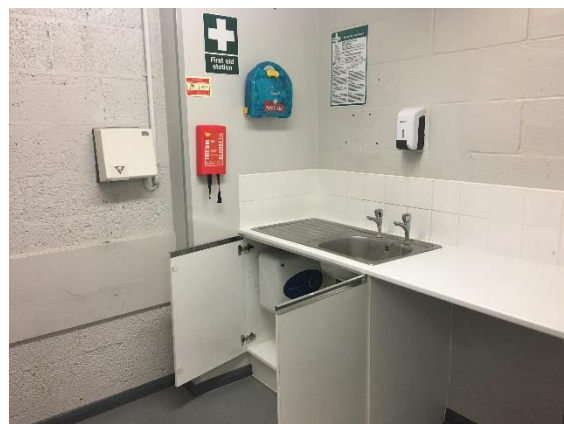
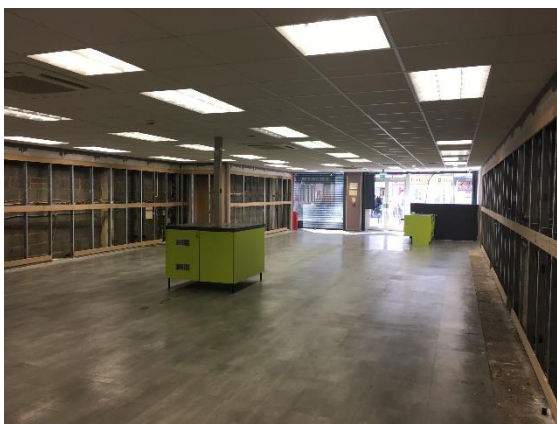
Email: shane@quintons.co.uk

February 2019

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