



Chartered Surveyors &
Commercial Property Consultants

LAND

TO LET

**LAND AT FLEMING ROAD, NEWBURY
WEST BERKSHIRE, RG14 2DE**

0.20 ACRES



SUIT CAR SALES / GENERAL STORAGE / ETC

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 land is situated on Fleming Road, Newbury and lies just off the main A339 which runs north/south through the centre.

DESCRIPTION

The land is available as a whole or in parts.

The site occupies a prominent roadside position which would suit all roadside uses to include car sales, storage etc.

ACCOMMODATION

	Hectares	Acres
Total	0.08	0.2

RATING ASSESSMENT

Rateable Value £20,000 approx. (2021/22)

Rates Payable £9,980

PROPOSAL

The site is available as a whole. The quoting rent is £22,500 per annum.

The landlord will seek a redevelopment break option at anytime after the first 6 months but if they do break will agree compensation for investment by a tenant in the site as long as the works are approved.

The site is available on a new lease agreement for upto 5 years. The rent sought reflects this timeframe.

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

Contact Mr Shane Prater

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Email: shane@quintons.co.uk

May 2021

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