



Chartered Surveyors &
Commercial Property Consultants

RETAIL / OFFICE UNIT

TO LET

**6 LONDON ROAD, NEWBURY
WEST BERKSHIRE, RG14 1AX**

1,114 SQ FT (103.50 SQ M)



INCENTIVES AVAILABLE FOR FIT OUT

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 is located on London Road, close to the junction with The Broadway, at the northern end of Newbury town centre. This is an established area for commercial businesses, with local occupiers including dentists, physiotherapists, estates agents and numerous offices.

DESCRIPTION

The accommodation provides a large open plan area that has formally been used as a hairdresser's salon. This space has a high level of natural light through the four large double-glazed windows. Linked to the main room is another good quality open plan space, leading to further space at the rear of the property which provides access to the male and female WCs and kitchen area. The two rooms off the main area overlook an open courtyard that provides natural light to the rear of the building.

The property is fitted with the following amenities:

- Suspended ceiling
- Recessed spot lighting
- Electric wall mounted heaters
- Vinyl flooring
- Double glazed windows
- 3 phase power
- Male and female WCs
- Tea point
- Fire alarm
- 2 car parking spaces are provided in a secure car park at the rear of the property.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Main Office	69.86	752
Side Area	19.14	206
Rear Room	10.78	116
Kitchen	3.72	40
Total	103.50	1,114

RATING ASSESSMENT

Rateable Value: £17,250 Rates Payable: £8,607 (2023/24)

We strongly recommend all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

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SERVICE CHARGE

A service charge is levied in respect of maintenance of the exterior of the building and communal landscaped areas including the car park. The budgeted charge for 2023 is £750 plus VAT, per annum.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 80.

PROPOSAL

The property is available to let on a new full repairing and insuring lease for a term to be agreed. The quoting rent is £21,000 plus VAT, per annum, exclusive of all other outgoings.

LEGAL COSTS

Each party to be responsible for their own legal costs.

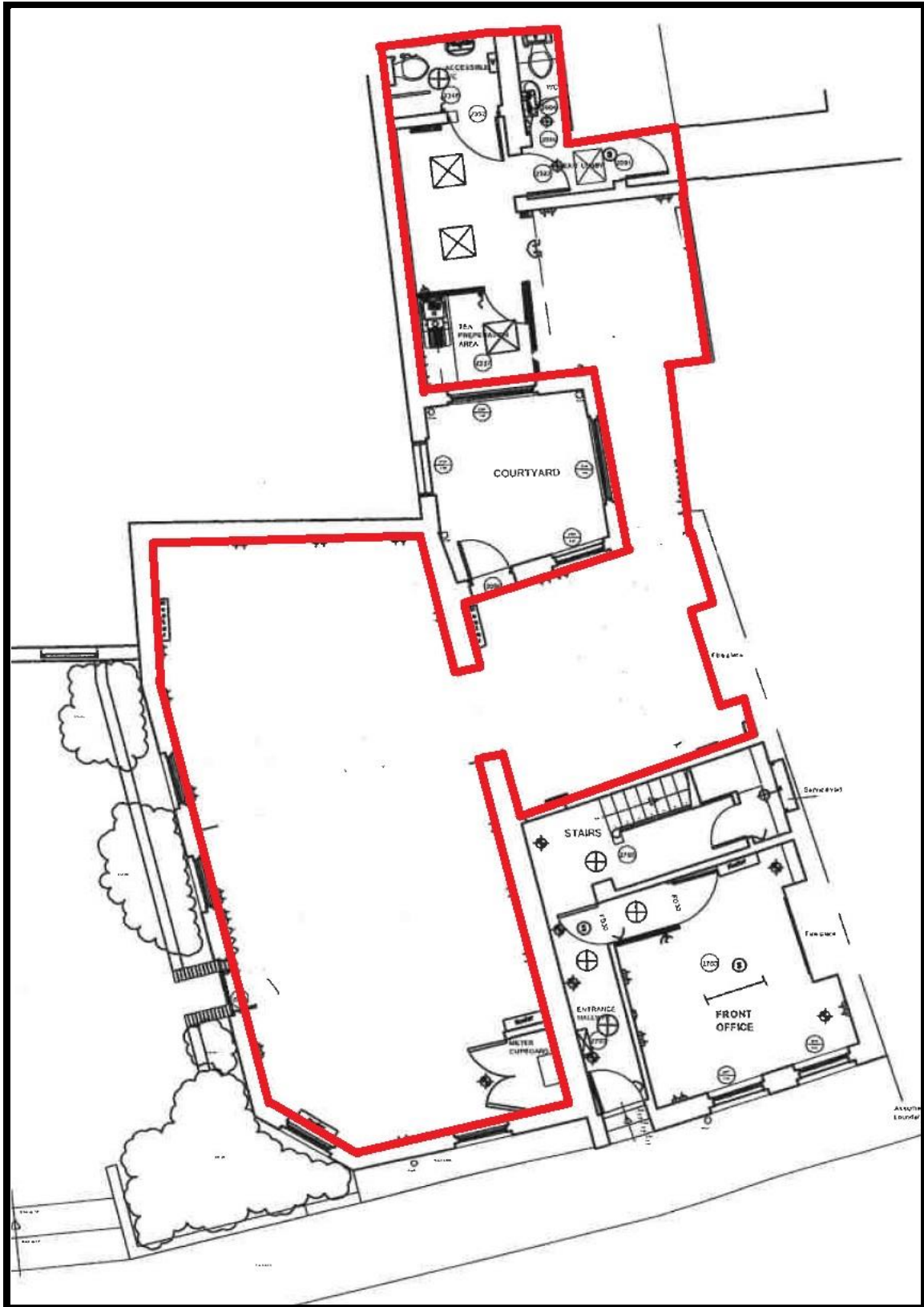
VIEWING

Contact Mr Shane Prater
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Email: shane@quintons.co.uk
January 2024

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