



Chartered Surveyors &
Commercial Property Consultants

PRIME RETAIL UNIT

TO LET

**GROUND, FIRST & SECOND FLOORS
81 NORTHBROOK STREET, NEWBURY
WEST BERKSHIRE, RG14 1AE**

8,836 SQ FT (820.9 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 at the centre of Northbrook Street, Newbury. Northbrook Street is the main retail centre with Parkway shopping centre access adjacent.

DESCRIPTION

A large retail unit set within the prime area of Northbrook Street, Newbury.

The property is arranged over ground, first and second floors.

Internally, the ground floor space has a vinyl floor, LED lights, air conditioning, suspended ceilings and large display frontage. The upper floors are used for storage served by a goods lift.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	291.98	3,143
First Floor	301.96	3,250
Second Floor	226.96	2,443
Total	820.9	8,836

RATING ASSESSMENT

Rateable Value £156,000 (2022/23) reducing to £130,000 in April 2023

Rates Payable £79,872

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 61.

PROPOSAL

The property is available on a new lease, the length of which is open to negotiation. The quoting rent is £120,000 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each Party to pay their own legal costs

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VIEWING

Contact Mr Shane Prater

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July 2023



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