



Chartered Surveyors &
Commercial Property Consultants

RETAIL UNIT

TO LET

**20 MARKET STREET, NEWBURY
WEST BERKSHIRE, RG14 5DP**

722 SQ FT (67.07 SQ M)



INCLUDES 1 PARKING SPACE

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 situated on the corner of Market Street and Mayors Lane, Newbury.

DESCRIPTION

A prominent retail unit adjacent to the Grainger apartment scheme and The Kennet Centre with Newbury Railway Station a short walk.

The property includes 2 large display windows providing good natural light to the open plan retail area.

The retail area includes vinyl flooring, suspended ceilings, LED lighting with kitchen and 2 WC's to the rear.

The property also includes 1 parking space.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	67.07	722

RATING ASSESSMENT

Rateable Value £11,000 Rates Payable £5,489 (2024/25)

Interested parties are asked to contact West Berkshire Council

Small business rates relief may be able to those who qualify meaning no rates payable.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 72.

PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £18,000 per annum exclusive. VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

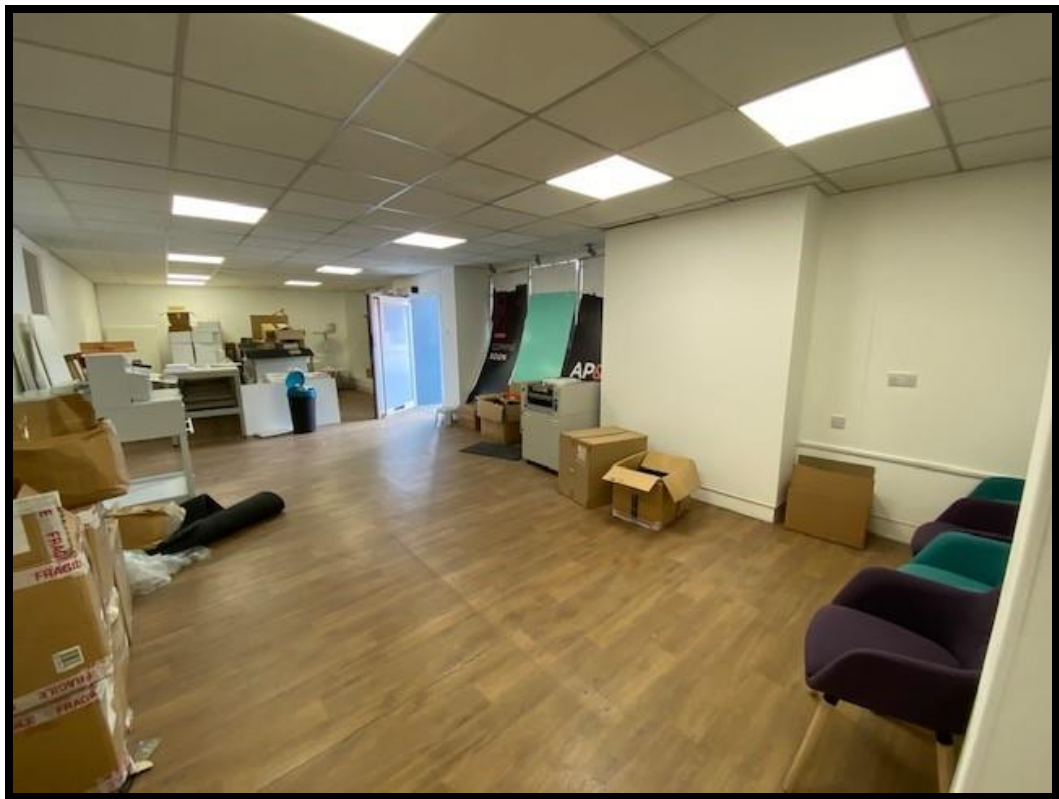
Email: shane@quintons.co.uk

August 2024

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