



Chartered Surveyors &  
Commercial Property Consultants

**SHOP**

**TO LET**

**KIOSKS 6 & 8  
THE KENNET CENTRE, NEWBURY  
WEST BERKSHIRE, RG14 5EN**

**APPROX 1,000 SQ FT**



**MONTHLY COSTS FROM £520**

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

[www.quintons.co.uk](http://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 Kennet Centre is situated at the heart of Newbury Town Centre. All amenities are a short walk to include railway, bus etc.

The centre is served by an adjacent 500 space car park with further car parking within close proximity. Current occupiers include Caffè Nero, Poundland, Subway, Shoezone and F Hinds jewellers to name a few.

## **DESCRIPTION/PROPOSAL**

The Kennet Centre - Newburys only covered Shopping Centre.

We are looking for independents or existing operators to occupy the vacant space.

We can offer:

- A range of different sized units to suit your needs
- Guaranteed occupation until January 2026
- Quick and easy decisions
- Pre-drafted licences/leases to save on legal costs
- Competitive rental deals available

## **ENERGY PERFORMANCE CERTIFICATE**

EPC's are available upon request.

## **COSTS PER YEAR**

Service Charge	£5,750
Insurance	£500
<b>Total</b>	<b>£6,250 (£520.83 per month) ex rates and VAT</b>

Rates Payable are £2,345.30 per year but up to 75% discount is available or nil payable if you qualify for small business rates relief

## **LEGAL COSTS**

Occupation is available quickly via a Tenancy at Will at a cost of £500 plus VAT.

## **FURTHER INFORMATION/VIEWING/COSTS**

Contact Mr Shane Prater  
Phone: 01635 551441  
Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)  
May 2024

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