

## TOWN CENTRE RETAIL UNIT

### TO LET

**23 MARKET PLACE, NEWBURY  
WEST BERKSHIRE, RG14 5AA**

**268 SQ FT (24.9 SQ M)**



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

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## **SITUATION**

The property is situated in Newburys Market Place. Nearby occupiers include Zizzi, Nat West, Bills and Pizza Express

## **DESCRIPTION**

The property comprises a ground floor retail unit situated in the Centre of Newbury Market Place.

The property has been well fitted out as a delicatessen and can include the display fridges etc of required.

The property includes a WC and kitchen area to the rear with display window, spot lighting and external seating area.

The property benefits from an A3 & A5 user.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>24.90</b>	<b>268</b>

## **RATING ASSESSMENT**

Rateable Value £10,750

Rates Payable £5,364.25 (2024/25)

No rates are payable if you qualify for small business rates relief

## **SERVICE CHARGE**

A service charge is levied in the sum of £325 per annum.

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of D and a score of 95.

## **PROPOSAL**

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £12,500 per annum exclusive. VAT is applicable.

## **LEGAL COSTS**

Each party is to bear their own costs.

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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.

## VIEWING

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



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