



Chartered Surveyors &
Commercial Property Consultants

NIGHTCLUB / DARTS/ POOL / SNOOKER VENUE

TO LET

**FIRST FLOOR, 17A MARKET PLACE
THE KENNET CENTRE, NEWBURY
WEST BERKSHIRE, RG14 5EN**

3,607 SQ FT (335.09 SQ M)



MONTHLY COST £1,270 PLUS VAT

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 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 Cafe Nero, Boswells, Subway, Shoezone and F Hinds Jewellers to name a few

DESCRIPTION

The Kennet Centre - Newburys only covered Shopping Centre

The space comprises a former nightclub but could be used for other events Snooker, Pool, Darts etc

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

ACCOMMODATION

| | Sq. M. | Sq. Ft. |
|--------------|---------------|----------------|
| Total | 335.09 | 3,607 |

RATING ASSESSMENT

Rateable Value £21,500

Rates Payable £10,728.50 (2024/25)

Up to 75% discount is currently available on the rates payable. Interested parties are asked to contact West Berkshire Council

ENERGY PERFORMANCE CERTIFICATE

EPC's are available upon request

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PROPOSAL / COSTS

Service Charge £8,500

Insurance £700

Total £9,200 (£766.67 per month) ex rates and VAT

In addition, Rental offers are sought in the region of £500 per month plus VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs. Pre drafted licences / leases to save on legal costs if required

VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

Email: shane@quintons.co.uk

June 2024

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