



Chartered Surveyors &  
Commercial Property Consultants

**RETAIL / OFFICE UNIT**

**TO LET**

**4 WEAVERS WALK, NORTHBROOK STREET  
NEWBURY, WEST BERKSHIRE, RG14 1AL**

**731 SQ FT (68.21 SQ M)**



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 within the popular Weavers Walk development accessed from Northbrook Street and West Street.

The entrance to Weavers Walk is practically opposite the Park Way development entrance which is Newburys main retail centre

Occupiers of Weavers Walk include Weavers Coffee Shop, Lusso Pizza & Pasta, Lebanese House, Forrest Motorsport and Fifi & Moose to name a few

## **DESCRIPTION**

The property comprises a self contained retail / office unit arranged over ground and first floors.

The space is used by Academy Insurance at the moment.

The ground floor space includes display window, laminate flooring, suspended ceiling, electric heating and air cooling.

The first floor accessed via internal stairs includes laminate flooring, kitchenette, WC and dormer windows to the front.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Ground Floor	37.63	402
First Floor	30.58	329
<b>Total</b>	<b>68.21</b>	<b>731</b>

## **RATING ASSESSMENT**

Rateable Value £13,750

Rates Payable £6,861.25

## **SERVICE CHARGE**

The service charge for the year commencing 1st January is approximately £2,680 per annum.

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of B and a score of 45.

## **PROPOSAL**

The property is held on a lease expiring 22nd March 2028 with the rent passing £18,000 per annum exclusive. We are seeking an assignment of the lease. VAT is applicable.

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## **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](mailto:shane@quintons.co.uk)  
July 2024



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