



Chartered Surveyors &
Commercial Property Consultants

RESTAURANT/RETAIL UNIT

TO LET

25 MARKET PLACE, NEWBURY, RG14 5AA

2,991 SQ FT (277.86 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 Newbury's Market place. The Market Place is the main centre of the town and houses other restaurants/retail operators including Bills, Ask, Bella Italia, Pizza Express, Natwest and One stop.

DESCRIPTION

The property comprises a large ground floor space currently laid out to restaurant use.

The property benefits from a large glazed frontage onto Market Place.

Internally the space is divided into main restaurant, where approximately 66 covers are available, fully fitted kitchen, WC's, staff room, stores and office.

The previous tenants used space to the front of the property for Al Fresco dining.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	277.86	2,991

RATING ASSESSMENT

Rateable Value £89,500

Rates Payable £45,824 (2020/21)

SERVICE CHARGE

A service charge is levied for common items to include buildings insurance.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 123.

PROPOSAL

The property is available on a new lease, the quoting rent is £69,950 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own costs.

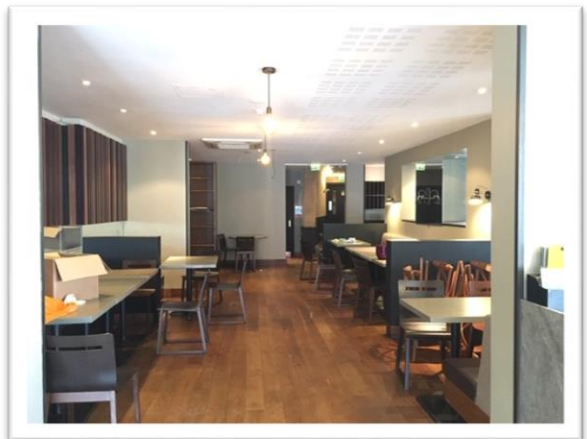
VIEWING

Contact Mr Shane Prater
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April 2019

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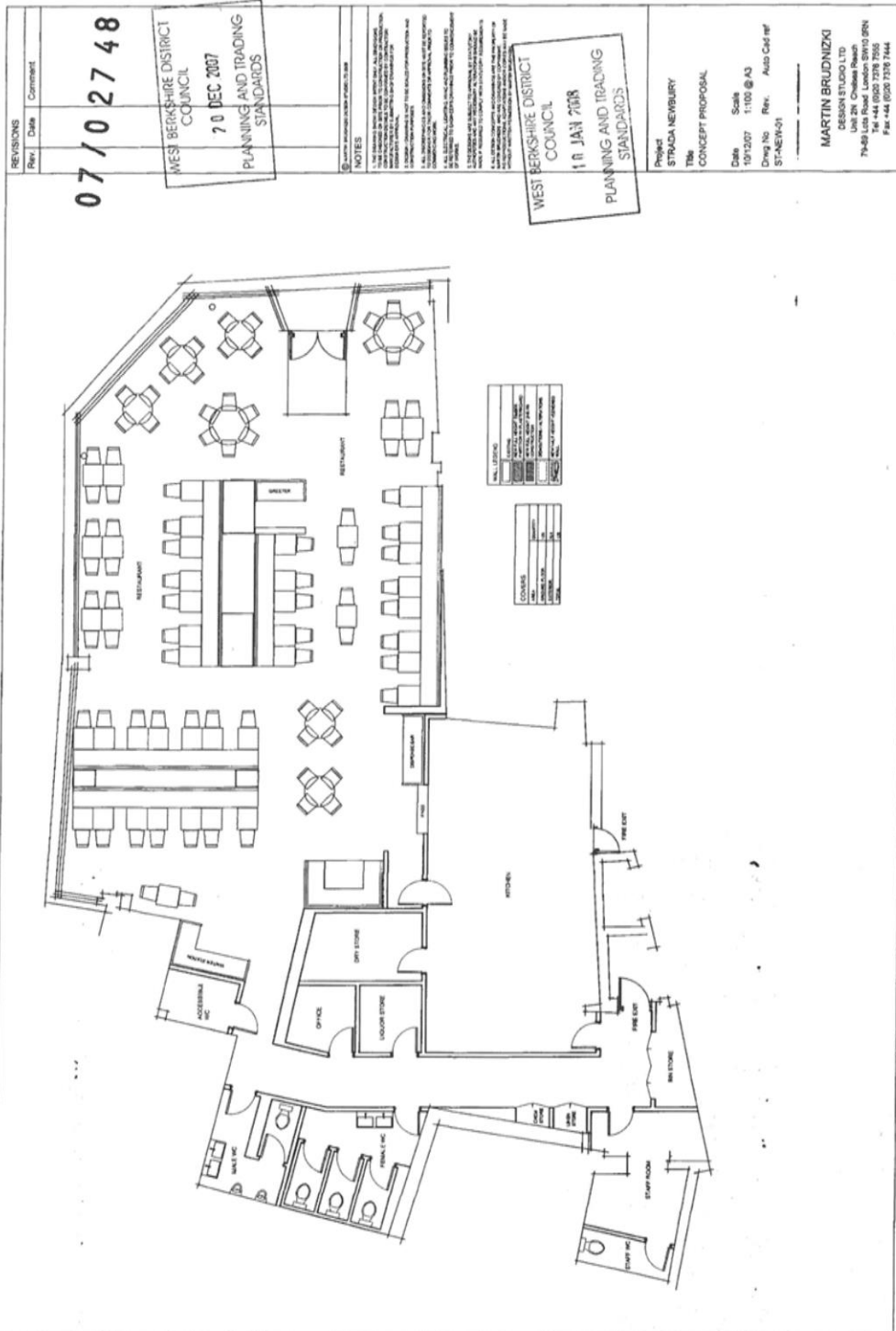
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