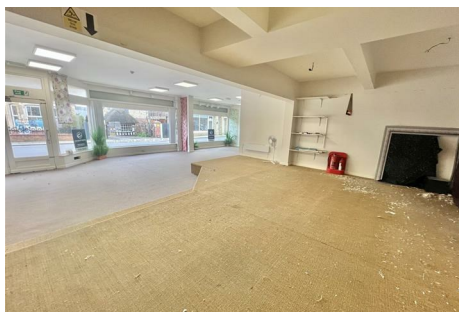




**CHAFFERS**  
ESTATE AGENTS



## Unit 1 Bracher House

Newbury, Gillingham, SP8 4QJ

Unit 1 Bracher House is substantial, prominent, ground floor, leasehold, fronted high street shop premise (on two levels) within a small town location. Commercial EPC Band:- C

**£18,250 Per Annum**

Council Tax Band: Exempt

# Unit 1 Bracher House

Newbury, Gillingham, SP8 4QJ



## Description

Unit 1 Bracher House is substantial, prominent, ground floor, leasehold, fronted high street shop premise (on two levels) within a small town location.

Potential to lease for £18,250.00p.a.

Main floor area is approximately:-  
1259.378sq ft.

Benefits include:- Kitchen which includes vinyl flooring, stainless steel sink & drawer, space for a fridge. There is also a WC. We understand mains services are connected.

Lease Details:- A new lease of 999 years will be granted on completion of

sale. Service Charges (Insurance and management fees) :- Approx. £1,000p.a  
Business Rateable Value:- £18,326.00  
Commercial EPC:- C

Please note we have not tested the working condition or suitability of any services, fixtures & fittings, appliances or equipment and no warranty is given or implied. All applicants should obtain a copy of the lease/legal documentation and seek legal advice on the lease terms before proceeding.



## Directions

From our office proceed up the High Street and continue onto Newbury. Just past Lidl's on your left hand side, Unit 1 Bracher House can be found on the left.



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	