



Chartered Surveyors &  
Commercial Property Consultants

**PRIME RETAIL INVESTMENT**

**FOR SALE**

**23 & 24 NORTHBROOK STREET, NEWBURY  
WEST BERKSHIRE, RG14 1DJ**

**4,484 SQ FT (416.56 SQ M)**



**PRODUCES £62,500 PER ANNUM**

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 heart of Northbrook Street, Newbury. The property is on the corner of Marsh Lane, which leads to the Park Way retail development which includes John Lewis, Debenhams, Barclays and Costa Coffee to name a few.

## **DESCRIPTION**

The property comprises two Freehold retail units with upper floors.

Number 23 is a grade 2 listed building currently run as a Phone Shop and includes display window, well fitted retail space and beyond rear office, storage and stairs to first floor where kitchen, WC's and further storage can be found.

Number 24 is a grade 2 \* listed building currently run as a Vape shop and includes display window, well fitted retail space (the total retail area has been reduced by the tenants due to their use) beyond which there is further retail (currently used as storage). Stairs lead to the first and second floors which includes 6 good sized rooms (not used by tenants). We understand this was previously used as residential but this was sometime ago.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Number 23		
Ground Floor	108.97	1,173
First Floor	45.80	493
ITZA	51.56	555
Number 24		
Ground Floor	120.96	1,302
First Floor	106.93	1,151
Second Floor	33.91	365
ITZA	54.81	590
<b>Total</b>	<b>416.56</b>	<b>4,484</b>

## **TENANCY INFORMATION**

23 is let to Your Phone Care Ltd on an Internal Repairing lease dated 8th December 2021 expiring 3rd December 2026. The rent passing is £27,500 per annum exclusive rising to £30,000 per annum exclusive in December 2025. The lease is within the Landlord & Tenant Act 1954.

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24 is let to Tidal Vapes Ltd on an Internal Repairing lease dated 6th November 2023 expiring 2nd November 2033. The rent passing is £32,500 per annum exclusive. The lease is within the Landlord & Tenant Act 1954. There is a rent review on the 6th November 2028.

The rent currently passing show values of circa £50 & £55 per sq. ft. Zone A. Rents have increased in Northbrook Street with rents now in the region of £70 per sq. ft. At this level the rents would show in the region of £80,000 per annum exclusive.

### **ENERGY PERFORMANCE CERTIFICATE**

23 has an EPC rating of D and a score of 99

23-24 has an EPC rating of D and a score of 89

### **PROPOSAL**

We are instructed to seek offers in excess of £650,000 (Six Hundred & Fifty Thousand Pounds). VAT is applicable.

### **LEGAL COSTS**

Each party is to bear their own costs.

### **VIEWING**

Contact Mr Shane Prater, Phone: 01635 551441, Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)  
February 2026

### **Number 23**



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**Number 24**

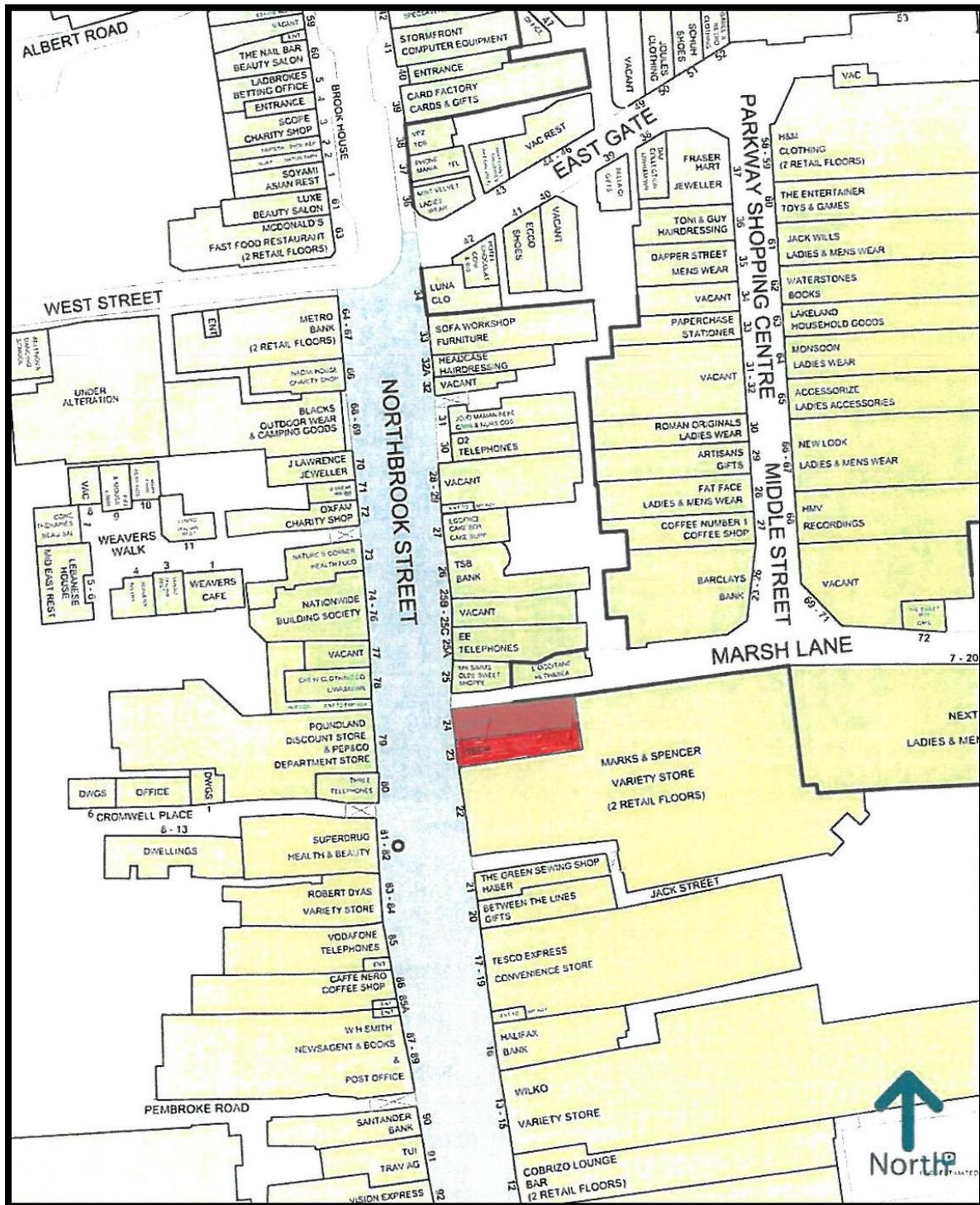


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**Goad** – the subject property is shown in red and includes the adjacent property, Itech.



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