## A3 Retail Unit 1 Northbrook Street

# Newbury, RG14 1DJ



750 Sq Ft with

600 sq ft lower ground seating

# **TO LET ON NEW LEASE**

LIBERTY HOUSE, GREENHAM BUSINESS PARK NEWBURY, BERKSHIRE RG19 6H TEL: 01635 282566

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#### IMPORTANT

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### Location

Newbury is an attractive market town in West Berkshire, within an hour of London, Oxford, Bristol and the South Coast.

The town is well located, being approximately 4 miles south of Junction 13 of the M4, via the A34 and with a main line railway station to London Paddington.

The shop is situated to the southern end of Northbrook Street, Newbury's principal prime shopping area and accessed from a small side road leading to the canal.

### Description

Comprising a ground floor A3 Unit with lower ground seating area, the property has been fitted as a eat in/hot food takeaway. It is likely that all fixtures and fittings will be removed.

### Amenities

- Presently used as A3 and A5 hot food
- Ground and first floors
- Toilets to lower ground
- Period finish

### Accommodation

Ground Floor	750 sq ft
Lower ground Floor	600 sq ft
TOTAL	1,350 sq ft

### ITZA 702 sq ft

(This area has been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition))

### Tenure

The offices are available to let by way of new lease on flexible terms to be agreed on a full repairing and insuring basis.

There is a current lease running until October 2020

### Rent

Rental offers in the region of £50,000 per annum exclusive.

### **Business Rates**

Rateable Value £57,500

All parties should satisfy themselves as to the current rateable value

### EPC

Documentation awaited.

### VAT

Unless otherwise stated the rent quoted is exclusive of VAT

### Legal Fees

Each party will pay for their own legal fees.

### Viewing

Strictly by appointment with the agents **Richardson Commercial Paul Richardson T: 01635 282566 E: paul@richardson-commercial.co.uk** 

January 2020.

**Subject to Contract**