

63 Cheap Street Newbury Period offices with parking



654 – 2,247 sq ft

FLEXIBLE LEASE TERMS AVAILABLE

2nd Floor, Brook House, 60-62 Northbrook Street, Newbury RG14 1AH **T 01635 42631 M 07958 539450**

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Location

The property is situated on the southern end of Cheap Street within close proximity to the main shopping thoroughfare through Newbury town centre. Access is off the A339 via Cheap Street which provides a direct link to the A34 leading to Junction 13 of the M4 motorway.

Description

Comprising a period office property providing accommodation over ground, first and second floors with ancillary kitchen space in the basement, the accommodation benefits from:

- Gas fired central heating with wall mounted radiators
- Recessed and surface mounted spotlighting
- Basement kitchen area
- Carpeting throughout
- 4 car parking spaces
- Refurbished ground floor

Accommodation**All measurements are in accordance with the Code of Measuring Practice (Sixth Edition)**

Basement	272 ft ²	(25.3 m ²)
Ground floor	653 ft ²	(60.7 m ²)
First floor	692 ft ²	(64.3 m ²)
Second floor	632 ft ²	(58.7 m ²)
Total	2,249 ft²	(208.9m²)

Terms

The property is available by way of an assignment of the existing lease which expires 28 September 2015.

Alternatively, a sublease for a shorter period will also be considered, for either the whole,

Or ground floor on it's own or the first and second floors combined.

For more information regarding terms please contact the agents.

Business Rates

The property is rated as two units as follows:

Basement and Ground floors	RV £6,400.
First and Second Floors	RV £10,500

Legal Fees

Each party to be responsible for it's own legal fees.

Viewing

By appointment through the agents

Richardson Commercial

T; 01635 42631

M: 07958 539450

Subject to Contract and satisfactory references