

**5-7 Market Place, The Kennet Centre  
Newbury, RG14 5AA**



Self Contained Accommodation over 2 Floors

Dual Aspect Frontage to Market Place and Kennet Centre

**1,598 sq ft**

**TO LET**

**OUR NEW ADDRESS: 12 WEST MILLS YARD, KENNET ROAD, NEWBURY, BERKSHIRE RG14 5LP**

**TEL: 01635 584188**

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

**RICHARDSON-COMMERCIAL.CO.UK**

**IMPORTANT:**

Richardson Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Richardson Commercial (and their Joint Agents where applicable) has any authority to make or give any representation or warranty whatsoever in relation to the property; (iv) rents quoted in the above particulars may be subject to VAT in addition.

**Location**

Newbury is an attractive town within an hour of London, Oxford, Bristol and the South Coast. The town has good transport links, with its mainline train station to London Paddington as well as being just off J13 of the M4. Newbury is an attractive place for commercial activity and is home to some of the world's leading companies.

5-7 Market Place is found at the entrance to the covered shopping mall, the Kennet Centre. It is within walking distance from Newbury train station and home to the new Vue Cinema.

**Description**

The property comprises a self-contained retail unit arranged over ground and first floors, with the ground floor currently arranged as a sandwich bar and the first floor containing the kitchen, food preparation and ancillary areas.

In addition, the first floor contains a partitioned office and two WCs.

**Accommodation**

	Sq Ft	Sq M
<b>Ground Floor</b>	357	33.18
<b>First Floor</b>	1,241	115.33
<b>Total</b>	<b>1,598</b>	<b>148.51</b>

**Tenure**

A new sub-lease is being offered on an effective full repair and insuring basis for a term up to a maximum of eight years, subject to a rent review in September 2013.

**Rent**

Initial rent to be £15,000 per annum exclusive, payable quarterly in advance.

**Business Rates**

Rateable Value	£15,750
Rates Payable for 2010/11	£6,709.50

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

**Service Charge**

A service charge is payable for the upkeep of common areas. Further details upon request.

**VAT**

Unless otherwise stated the rent quoted is exclusive of VAT. Any lessees must satisfy themselves as to the incidence of VAT.

**Legal Fees**

Each party will be responsible for their own legal costs.

**Viewing**

Strictly by appointment with the agents:

**Richardson Commercial**  
**Paul Richardson**  
**T: 01635 584188**  
**E: [paul@richardson-commercial.co.uk](mailto:paul@richardson-commercial.co.uk)**

December 2011.

**Subject to Contract**

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