

**32A Northbrook Street
Newbury, RG14 1DJ**



**Prime Retail Unit in Busy Location
Currently Used as Opticians
but suitable for other uses (subject to planning)**

932 Sq FT

TO LET

LIBERTY HOUSE, GREENHAM BUSINESS PARK NEWBURY, BERKSHIRE RG19 6H

TEL: 01635 282566

IMPORTANT:

Location

The property is situated within Newbury Town Centre's pedestrian area with nearby occupiers including Edinburgh Woollen Mill, O2, Metro Bank, Marks & Spencer and a host of others

Description

The property comprises a ground floor self contained unit with first floor ancillary space, the ground floor until recently being used as an optician.

There is a large sales area which includes a staircase to the first floor which is sub-divided to provide a number of rooms for storage or other purposes.

Amenities

- Large retail area
- First floor staff /storage accommodation
- Available September 2018-06-13
Flexible lease terms

Accommodation

Ground Floor 932 sq ft ITZA 485 sq ft
First Floor 303 sq ft

Tenure

The property is available to let for a minimum term of five years on effective full repairing and insuring provisions.

Rent

Rental offers in the region of £38,500 pa.

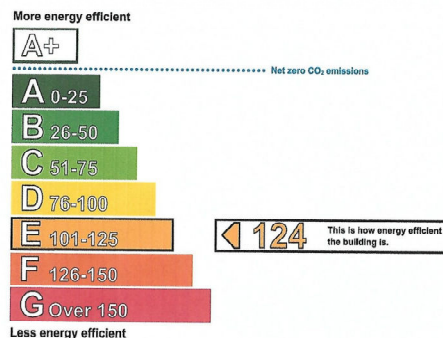
Business Rates

Rateable Value:

Shop and premises	£29,250
First Floor Offices	£ 2,500

VAT

Unless otherwise stated the rent quoted is exclusive of VAT

EPC**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

June 2018.

Subject to Contract