

**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**

IMPORTANT:

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 (6th 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

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January 2020.

Subject to Contract