

Speen Garage
Bath Road
Newbury RG14 1QT



2,000 sq ft
Car Showroom
With 4 Bay Workshop and Display Parking
To Let

IMPORTANT:

Location

Situated to the West of Newbury Town centre on Bath Road (A4) leading to Hungerford and the West

The property is a short distance via the A34 to Junction 13 of the M4 which is 2 miles distant.

Adjacent to the Shell Petrol filling station, the location is highly visible with in excess of 9,000 cars per day passing the building. (Source Gov.uk)

Description

The property comprises a ground floor car showroom with rear detached workshop and display parking for up to 25 cars

Amenities

- Sliding doors to Showroom
- Reception area
- 4 bay workshop
- Toilet and kitchen facilities
- Minimum 25 display car spaces

Accommodation

Showroom	2,000 sq ft
Workshop	1,904 sq ft
Lean to extension	560 sq ft
Total	4,464 sq ft

Tenure

Available to lease for a minimum of 5 years on effective FRI terms and subject to regular rent reviews

Rent

Offers in the region of £50,000 pax

Business Rates

The property is assessed as Car Showroom and Premises

RV - £55,000

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council.

VAT

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

Energy Performance Certificate

An EPC is awaited

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 282566

M: 07958 539450

E: paul@richardson-commercial.co.uk

Subject to Contract

June 2026



