

RETAIL UNIT

TO LET

**9 INCH'S YARD, MARKET STREET, NEWBURY
WEST BERKSHIRE, RG14 5DP**

457 SQ FT (42.46 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated within the exclusive Inch's Yard development which is located just off Market Street opposite the Kennet Shopping Centre Car Park. Newbury Railway station is within a 5 minute walk.

DESCRIPTION

The property comprises a brick built retail unit.

Benefits include:-

- * Display window
- * WC
- * Kitchen
- * Fire alarm system
- * Laminate flooring
- * Spot Lighting

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	42.46	457

RATING ASSESSMENT

Rateable Value £8,400

Rates Payable£3,628.80 (2026/27)

SERVICE CHARGE

The service charge for the year commencing 1st January is £166.37 per quarter plus VAT.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 119.

PROPOSAL

The property is available on a new agreement, the length of which is open to negotiation. The quoting rent is £10,950 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Shane Prater / Tom Price

Phone: 01635 551441

Email: shane@quintons.co.uk / tom@quintons.co.uk

September 2026

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