

Retail

Hicks Baker

Commercial Property Consultants



TO LET

RENT

£38,500 P.A. PLUS VAT

KEY FACTS

- Prime retail unit in busy pedestrianised area
- First floor staff/ storage area
- Suitable for other uses, subject to planning
- Nearby occupiers include Sofa Workshop, Jigsaw, Mint Velvet.

Newbury – 32A Northbrook Street, RG14 1DJ

A1 RETAIL UNIT TO LET

	SQ FT
Ground floor sales area	932
First Floor Ancillary	303
TOTAL	1,235
ITZA	485

VIEWINGS

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RATES

Rateable Value (2017) GF- £29,250
FF - £ 2,500

NB: A transitional rate could apply.

LEASE

A new lease direct from the landlord is available on terms to be agreed.

EPC RATING

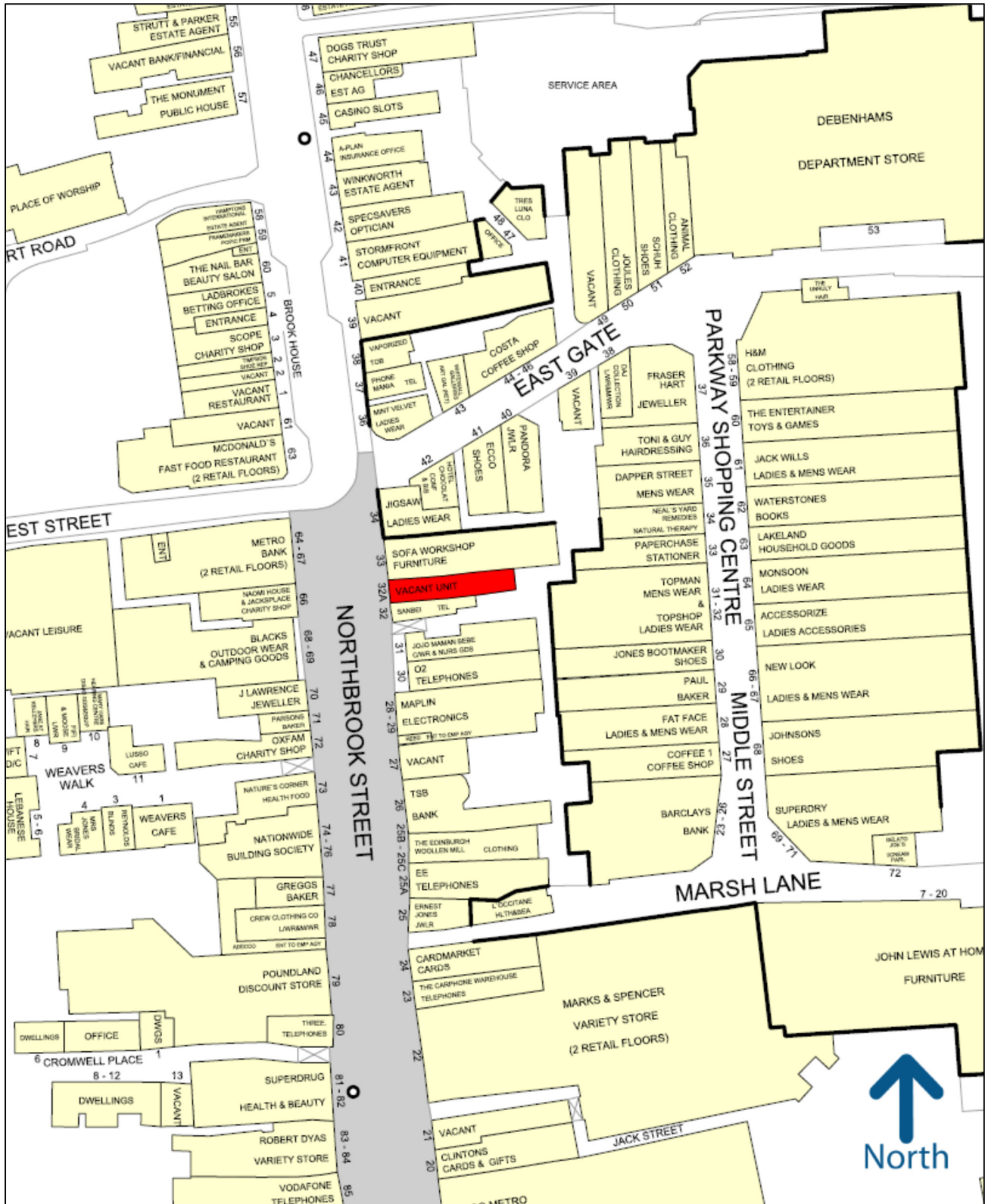
The current EPC rating is E. A full certificate is available upon request.

VAT

The property is elected for VAT.

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Transaction • Management • Performance



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LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk

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