



Chartered Surveyors &  
Commercial Property Consultants

## PRIME RETAIL UNIT

### TEMPORARY LETTING FOR 6 MONTHS

**27 NORTHBROOK STREET, NEWBURY  
WEST BERKSHIRE, RG14 1DJ**

**2,274 SQ FT (211.25 SQ M)**



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

**[www.quintons.co.uk](http://www.quintons.co.uk)**

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 Newbury Town Centre's pedestrianised area. Nearby occupiers include TSB Bank Plc, Edinburgh Woollen Mill, O2 and Boots.

## **DESCRIPTION**

The property comprises a prime retail unit with first floor ancillary space set within Newbury's pedestrianised zone.

The ground floor comprises large sales area which includes staircase to the first floor, separate stockroom which could be part of the main sales space and to the rear two store rooms.

The main sales area includes vinyl flooring, suspended ceiling, air conditioning and Category 2 lighting. There is a difference in floor level to the rear sales area.

The stores area includes stairs down with window to the side, patch panel, mains electricity, carpet to the floors and shelving.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Ground Floor Sales	108.19	1,165
Ground Floor Stock	21.96	236
Rear Loading Area	15.579	168
First Floor	65.53	705
<b>Total</b>	<b>211.25</b>	<b>2,274</b>

## **RATING ASSESSMENT**

Rateable Value        £64,000

Rates Payable        £31,424 (2019/20)

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of E and a score of 107.

## **LEGAL COSTS**

Each party to be responsible for their own costs.

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## **PROPOSAL**

The property is available on a temporary basis for up to 6 months at Nil rent.

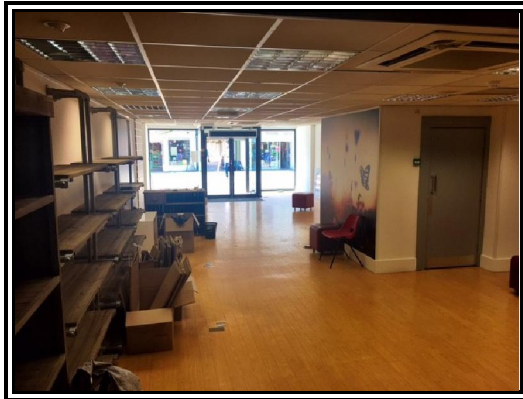
## **VIEWING**

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November 2019



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