



Chartered Surveyors &
Commercial Property Consultants

RETAIL UNIT

TO LET

**UNIT 4, 125 LONDON ROAD
NEWBURY, WEST BERKSHIRE, RG14 2BX**

1,191 SQ FT (110.64 SQ M)



**NEARBY OCCUPIERS INCLUDE PIZZA HUT, GREGGS
BATHSTORE, DREAMS AND LIDL**

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 occupies a prominent position on the corner of the A4 and Faraday Road, Newbury. The A339 is within 300 metres which leads to the M4 the North and A34 South.

DESCRIPTION

The property occupies a prominent position within a block of similar units occupied by Greggs, Bathstore and Pizza Hut. Opposite the property there are established retailers to include Lidl, Pets at Home and Dreams Beds.

The property is brick built and has a large display frontage. Internally the property has been fitted out by the previous tenant, Ladbroke's, which includes carpet to the floors, suspended ceiling with inset spotlighting and air conditioning, counter, rear office, staff WC, staff kitchen area and customer WC, which is disabled compliant.

The development has its own parking which is shared on a first come, first serve basis between the four tenants. The property also has the benefit of a rear door for deliveries.

ACCOMMODATION

| | Sq. M. | Sq. Ft. |
|--------------|---------------|----------------|
| Total | 110.65 | 1,191 |

RATING ASSESSMENT

Rateable Value £26,750

Rates Payable £12,840 (2018/19)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 56.

PROPOSAL

The property is available on a new lease. The quoting rent is £29,775 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party is to be responsible for their own costs.

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VIEWING

Contact Mr Shane Prater

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February 2019



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