

## **RESTAURANT / RETAIL UNIT**

### **TO LET**

**25 MARKET PLACE, NEWBURY, RG14 5AA**

**2,991 SQ FT (277.86 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 Newbury's Market place. The Market Place is the main centre of the town and houses other restaurant / retail operators including Bills, Ask, Bella Italia, Pizza Express, Natwest and One stop.

## **DESCRIPTION**

The property comprise a large ground floor space currently laid out to restaurant use.

The property benefits from a large glazed frontage on to Market Place.

Internally the space is divided into main restaurant, where approx 66 covers are available, fully fitted kitchen, WC's, staff room, stores and office.

The previous tenants used space to the front of the property for Al Fresco dining.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>277.86</b>	<b>2,991</b>

## **RATING ASSESSMENT**

Rateable Value £89,500

Rates Payable £45,108 (2019/20)

## **SERVICE CHARGE**

A service charge is levied for common items to include buildings insurance

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of E and a score of 123.

## **PROPOSAL**

The property is available on a new lease, the quoting rent is £69,950 per annum exclusive. VAT is applicable.

## **LEGAL COSTS**

Each party is to bear their own costs.

## **VIEWING**

Contact Mr Shane Prater

Phone: 01635 551441

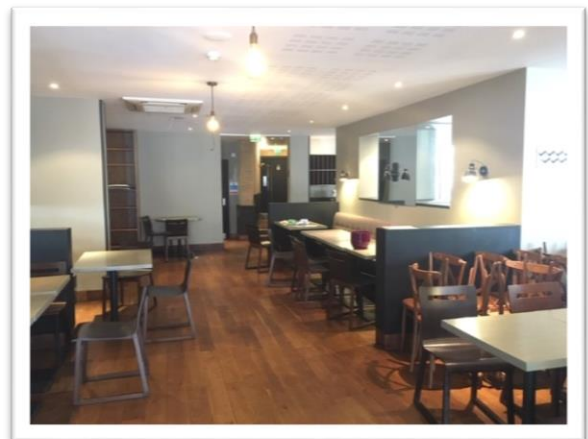
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April 2019

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