



Commercial Property
Specialists

Surveyors & Planners
Regulated by RICS

Established 1976

NEWBURY

103 NORTHBROOK STREET
RG14 1AA

LOCATION

Northbrook Street is the main shopping street in the prosperous market town of Newbury. Newbury is a thriving and prosperous market town with a population of 32,000 supporting many national retailers. The shop is adjacent to Accessorize and Starbucks and opposite Costa and Boots. Clarks the vacating tenants have taken a ten-year lease opposite in a larger store clearly expressing total confidence in the trading location.

ACCOMMODATION

The property has 1400 sqft of retail sales on the ground floor and 870 sqft of first floor sales plus storage and staff facilities of a further 220 sqft.

TENURE

Premises are available on a new 10 year lease on FRI terms.

TO LET LOCK UP SHOP

RENT

£80,000 p.a.

RATES

Rateable Value: £89,500
Rates Payable: £38,753 (2011/2012)
(through verbal enquiries to West Berkshire Council)

LEGAL COSTS

Each party to be responsible for their own landlord's legal costs and stamp duty in connection with preparation of the lease.

VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.

Energy Performance Certificate (EPC)
Available on request.

29 High Street East, Uppingham, Rutland LE15 9PY
www.commercialpropertyspecialists.co.uk
Tel : 01572 822791, Fax: 01572 821653

Partners : Justin Fowler MRICS, John Tookey MRTPI.

Misrepresentation Act: These particulars have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of these particulars is hereby excluded.