

**RETAIL UNIT**

**TO LET**

**15 THE BROADWAY (RHS), NEWBURY  
WEST BERKSHIRE, RG14 1AS**

**415 SQ FT (38.55 SQ M)**



**NO RATES TO PAY**

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

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## **SITUATION**

The property is situated on The Broadway, Newbury opposite the Historic Clock Tower which was erected in 1889. The premises are located in an excellent highly visible location within equal distance from The Parkway Retail Development and Waitrose.

Nearby Occupiers include Dominos Pizza, Parkers Estate Agents and Roderick Anthony Hairdressers.

## **DESCRIPTION**

The property comprises a ground floor retail unit set within a Grade II listed three storey terraced property of render and brick construction under a pitched tiled roof.

Internally the property has been fully refurbished and includes:-

- \* Kitchen
- \* WC
- \* Display Window
- \* Good natural light
- \* Spot lighting

## **ACCOMMODATION**

	Sq. M.	Sq. Ft.
<b>Total</b>	<b>38.55</b>	<b>415</b>

## **RATING ASSESSMENT**

Rateable Value £6,400

Rates Payable£3,193.60 (2024)

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of C and a score of 74.

## **PROPOSAL**

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £10,500 per annum exclusive. VAT is applicable to the rent.

## **LEGAL COSTS**

Each party is to bear their own costs.

## **VIEWING**

Contact Mr Shane Prater, Phone: 01635 551441, Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)  
April 2024

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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.