



Chartered Surveyors &
Commercial Property Consultants

RETAIL UNIT

TO LET

**2 SANDLEFORD PARADE, NEWTOWN ROAD,
NEWBURY, WEST BERKSHIRE, RG14 7EY**

454 SQ FT (42.18 SQ M)



FORECOURT PARKING

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 on Sandleford Parade, Newtown Road, Newbury just off the new college roundabout near to Newbury Retail Park and Tesco.

DESCRIPTION

The property comprises a ground floor lock up shop

The shop comprises two rooms with facilities including large display window, lighting, kitchen, WC and ample forecourt parking.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	42.18	454

RATING ASSESSMENT

Rateable Value £7,600

Rates Payable £3,792.40 (2023/24)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of B and a score of 35.

PROPOSAL

The shop is available until February 2025. The quoting rent is £5,000 per annum exclusive. VAT is not applicable.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Mr Shane Prater

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Email: shane@quintons.co.uk

February 2024

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