



Chartered Surveyors &  
Commercial Property Consultants

## TOWN CENTRE RETAIL SPACE

### TO LET

**3 BROOK HOUSE, 60-62 NORTHBROOK STREET  
NEWBURY, WEST BERKSHIRE, RG14 1AH**

**1,128 SQ FT (104.79 SQ M)**



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

**[www.quintons.co.uk](http://www.quintons.co.uk)**

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 in Northbrook Street, Newbury. The property lies outside of the pedestrianised zone but opposite the main entrance of the new Parkway retail scheme, giving it a highly prominent location. Nearby occupiers include McDonalds, Timpson and Ladbroke's.

## **DESCRIPTION**

The property comprises a ground floor retail unit with first floor ancillary space.

The ground floor includes level access central doorway with large display frontage.

The retail area has been split to provide a rear area but includes vinyl flooring, suspended ceilings with LED lighting and electric heating.

The first floor includes kitchen with fitted units and sink, WC with separate sink and office.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Ground Floor	85.056	916
First Floor Office	7.34	79
First Floor Kitchen	12.36	133
<b>Total</b>	<b>104.79</b>	<b>1,128</b>

## **RATING ASSESSMENT**

Rateable Value £19,750

Rates Payable £9,855.25

## **SERVICE CHARGE**

The service charge for the year commencing 1st January is approximately £tba

## **ENERGY PERFORMANCE CERTIFICATE**

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

## **PROPOSAL**

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £23,500 per annum exclusive. VAT is applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

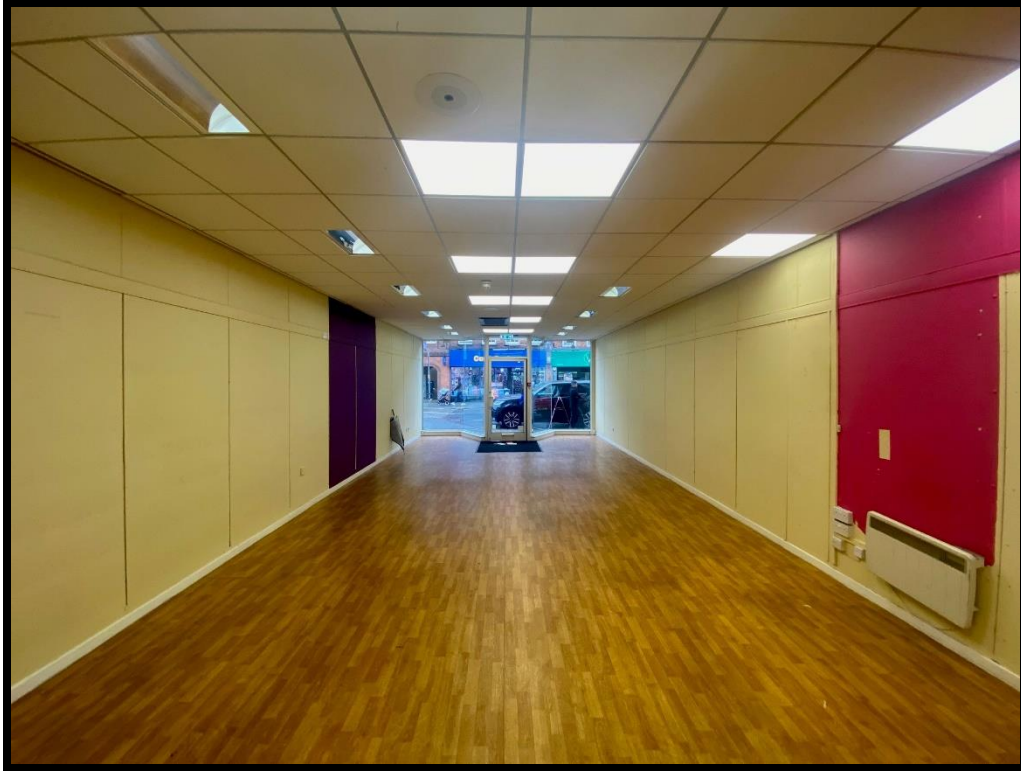
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## **VIEWING**

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



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