



Chartered Surveyors &  
Commercial Property Consultants

## OPEN PLAN RETAIL UNIT

## TO LET

**51 LONDON ROAD, NEWBURY  
WEST BERKSHIRE, RG14 1JN**

**1,250 SQ FT (116.12 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**

Newbury is the principle town of West Berkshire, situated approx 16 miles north west of Basingstoke, 19.9 miles west of Reading and 17.6 miles north east of Andover. The town has a resident population of approximateley 36,400 increasing to 119,434 within a 20 minute drive time (Experian)

The property occupies a prominent position roadside fronting onto the busy London Road in the heart of Newbury's primary office provision. This location is also within 2 minutes walk of the town centre retail provision along Northbrook Street and Parkway Shopping Centre anchored by John Lewis at home, Debenhams and Marks & Spencer. There is a Aldi superstore located opposite with Premier Inn hotel behind and Ripples recently opened adjacent.

## **DESCRIPTION**

Prominent Retail / Takeaway Unit Under Travelodge Hotel

The property comprises a retail showroom. The property benefits from A1, A3 & A5 planning permission.

The unit is underneath a 67 bedroom Travelodge vending Hotel (i.e without food facility).

The property includes display shop front, kitchenette and WC facility. The space has LED lighting and suspended ceiling throughout with the benefit of 3 dedicated car parking spaces reserved for the unit to the front.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>116.12</b>	<b>1,250</b>

## **RATING ASSESSMENT**

Rateable Value £25,250

Rates Payable £12,599.75

## **SERVICE CHARGE**

The service charge for the year commencing 1st January is approximately £500 plus VAT.

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of C and a score of 61.

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## **PROPOSAL**

The property is available on a new lease, the length of which is open to negotiation. The quoting rent is £25,950 per annum exclusive. VAT is applicable.

## **LEGAL COSTS**

Each party is to bear their own costs.

## **VIEWING**

Contact Mr Shane Prater

Phone: 01635 551441

Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)

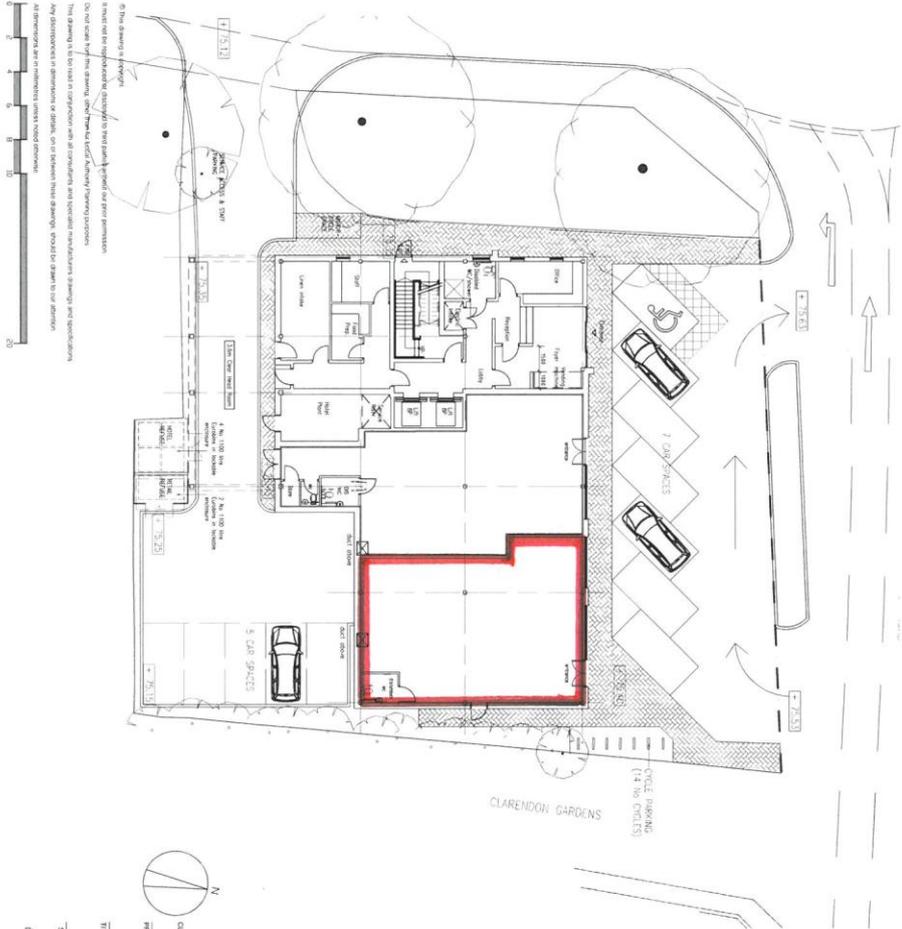
April 2024



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harding rose architects



CLIENT	T A FISHER LIMITED
PROJECT	Travel Lodge, Newbury
TITLE	Ground Floor Extension
SCALE	1:200@A3
DRAWN	DS
DATE	18.01.2016
PROJECT NO.	13.454
	LEASE 3

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