



Chartered Surveyors &  
Commercial Property Consultants

**RETAIL UNIT**

**TO LET**

**55 NORTHBROOK STREET, NEWBURY  
WEST BERKSHIRE, RG14 1AN**

**849 SQ FT (78.87 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 at the Northern end of Northbrook Street, Newbury. Northbrook Street is Newbury's main retailing area. Nearby occupiers include Carter Jonas, Savills, Dominos Pizza and Mcdonalds.

## **DESCRIPTION**

The property comprises a grade 2 listed mid terraced property situated in the main retail area of Newbury.

The property is arranged over ground, first and second floors.

The ground floor is used as a retail space (currently occupied by Stutt & Parker) with a shared entranceway to the uppers floors. The space is laid out as main retail area, rear office, storage space, further office and WC.

The space benefits from the following:

- \* Large display window
- \* Carpets
- \* Air conditioning
- \* LED lights
- \* Rear Courtyard

## **ACCOMMODATION**

|              | Sq. M.       | Sq. Ft.    |
|--------------|--------------|------------|
| <b>Total</b> | <b>78.87</b> | <b>849</b> |

## **RATING ASSESSMENT**

Rateable Value £21,500

Rates Payable £9,309.50 (2026/27)

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of B and a score of 49

## **PROPOSAL**

The ground floor is available on a new lease the length of which is open to negotiation. The quoting rent is £20,000 per annum exclusive.

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The first first and second floors are also available to rent at £14,000 per annum exclusive.

VAT is not applicable.

### **LEGAL COSTS**

Each party to be responsible for their own legal costs.

### **VIEWING**

Contact Shane Prater / Tom Price

Phone: 01635 551441

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

September 2026

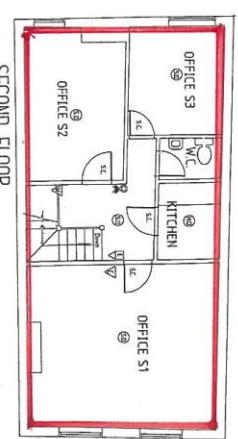


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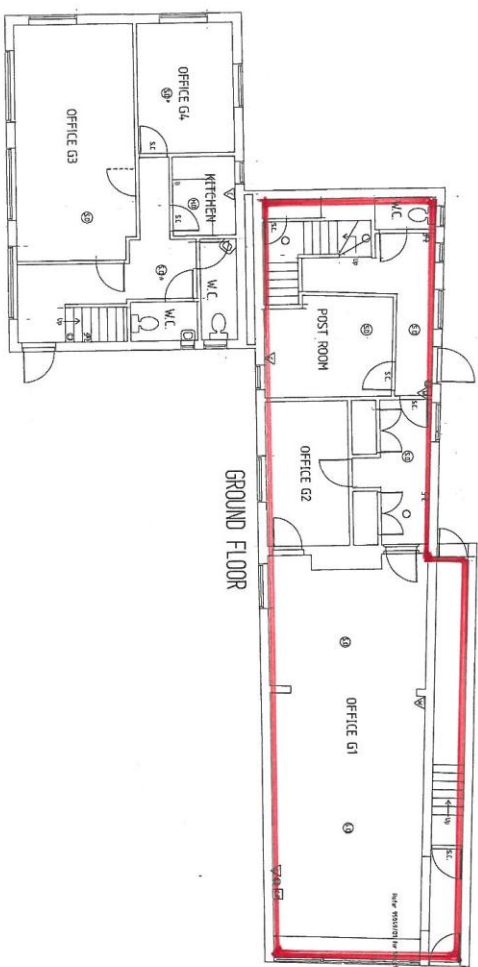
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WALSLEY DISTRICT COUNCIL  
DISTRICT COUNCIL  
19 MAR 2001  
RECEIVED



## SECOND FLOOR



- |   |      |                                     |
|---|------|-------------------------------------|
| ③ | RED: | - Smoke detector                    |
| ③ |      | - Heat Detector                     |
| ③ |      | - Fire Alarm Control Panel          |
| ③ |      | - Alarm, Class the Alarm Call point |
| ③ |      | - Emergency light                   |
| ③ |      | - Alarm bell                        |
| ③ |      | - Water extinguisher                |
| ③ |      | - Carbon Dioxide extinguisher       |
| ③ |      | - Foam extinguisher                 |
| ③ |      | - Powder extinguisher               |
| ③ |      | - Fire blanket                      |
| ③ |      | - Key position                      |
| ③ |      | - Self Closing Door                 |
| ③ |      | - Fire Exit Sign                    |
| ③ |      | - Fire Exit Sign (Direction)        |
| ③ |      | - SDO/SBO Water Panel (K/P/F Glass  |

WEST BERKSHIRE  
DISTRICT COUNCIL  
- 3 JUL 2001  
APPROVED

**Russell Evans**

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Quality Surveying,  
Building Controls Consultant  
Buckingham Palace Hotel, London W1A 0AA  
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E-mail: russ@rusevans.co.uk

Company:  
**Strutt & Parker**  
Address:  
**PO Box 55, 57a Northbrook St.,  
Newmarket, Suffolk,**  
Other Site:  
**Floor Plans**  
Scale:  
**1:50 (approx.)**  
Drawing No.:  
**98007/01** Revision:  
**D**  
Date:  
**January 1998.**  
Drawn By:  
**Russell Evans**