

**UNIT 11 WEAVERS WALK, NORTHBROOK STREET, NEWBURY, RG14 1AL**



## **Restaurant/Bar**

### **To Let**

**1,138 sq ft**

**(105.7 m<sup>2</sup>)**

- *Part of specialist pedestrianised shopping arcade with Northbrook Street entrance*
- *Available on flexible lease terms*
- *Suitable for any retail, restaurant or alternative use within Class E*
- *Direct access from West Street car park*

**Kilpatrick & Co**

*Commercial Property Consultants*



# UNIT 11 WEAVERS WALK, NORTHBROOK STREET, NEWBURY, RG14 1AL

**LOCATION:** Weavers Walk is an attractive courtyard retail scheme located just off Northbrook Street, Newbury's prime shopping street and a short walk from the Parkway Shopping Centre. Neighbouring occupiers include Weavers Coffee Shop, Arigato Dining, Lebanese House restaurant, Fifi & Moose, amongst others. West Street public car park lies to the rear. For further information, please see [www.weaverswalk.com](http://www.weaverswalk.com).

**DESCRIPTION:** A two storey restaurant which comprises an open plan ground floor seating area with display windows to the centre. On the first floor, there is a kitchen, stores and toilet.

<b>SIZE:</b> Ground Floor:	Restaurant/Bar	616 sq ft
First Floor:	Kitchen/Stores WC	522 sq ft -
Total:		1,138 sq ft (105.7 m <sup>2</sup> )

**TERMS:** The property is being offered to let on a new effectively full repairing & insuring lease on flexible terms.

**RENT:** £23,000 per annum, exclusive of vat, and outgoings.

**SERVICE CHARGE:** A service charge is applicable, which covers the cost of maintenance to the exterior, roof and common parts. Further information is available from the agents.

**BUSINESS RATES:** Informal enquiries via Valuation Office website indicates that the property is assessed as follows:-

Description:	Shop & premises
Rateable Value (2026):	£12,750
Uniform Business Rate (2026/27):	£0.382
Full Rates Liability (2026/27):	£4,870.50

**N.B.** Small Business Rates Relief may be available to qualifying occupiers for 2026/27. Further information on business rates is available from West Berkshire District Council on 01635 519520.

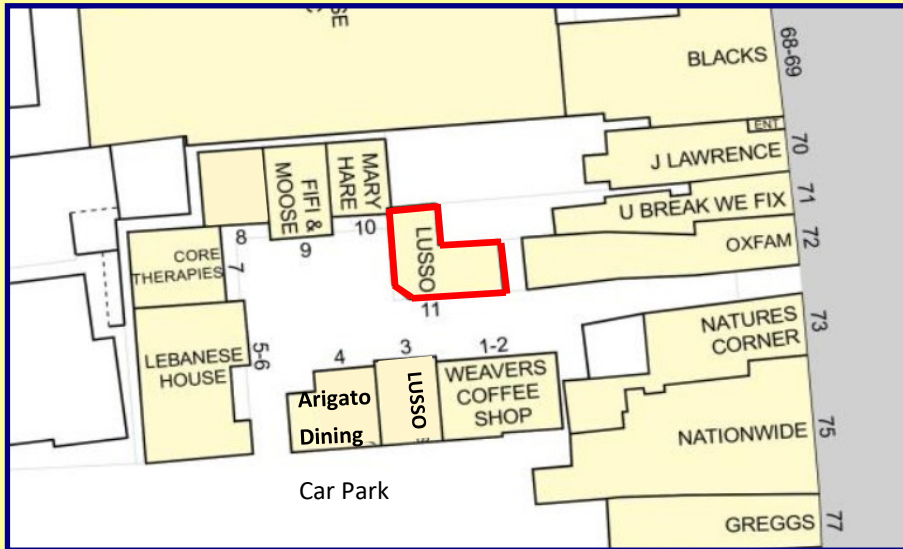


# UNIT 11 WEAVERS WALK, NORTHBROOK STREET, NEWBURY, RG14 1AL

**EPC:** The current Energy Performance Assessment for this property is Band B (31).

**LEGAL COSTS:** Each party to bear their own legal costs.

**VIEWINGS:** Strictly by prior appointment with sole agents, **KILPATRICK & CO** on 01793 643101 or email [post@kilpatrick-cpc.co.uk](mailto:post@kilpatrick-cpc.co.uk)



## Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.



**N.B.** Kilpatrick & Co for themselves and for the vendor/lessor, whose agents they are, give notice that: (i) these particulars do not constitute any part of an offer or contract and whilst prepared in good faith are a general guide only; (ii) Neither Kilpatrick & Co, nor anyone in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; (iii) Any intending purchaser or lessee must satisfy themselves by inspection/investigation as to the accuracy of all descriptions, dimensions, reference to condition, services, appliances, uses, etc.. (iv) all rentals, prices (etc) are exclusive of vat, if applicable.

16/04/2025

