

RETAIL UNIT

TO LET

**9 INCH'S YARD, MARKET STREET
NEWBURY, WEST BERKSHIRE, RG14 5DP**

457 SQ FT (42.46 SQ M)



**THE PROPERTY IS SET WITHIN A COURTYARD DEVELOPMENT CLOSE TO THE
KENNET SHOPPING CENTRE AND NEWBURY RAILWAY STATION**

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

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SITUATION

The property is situated within Inch's Yard which is located just off Market Street opposite the Kennet Shopping Centre Car Park. Newbury Railway station is within 5 minutes' walk.

DESCRIPTION

The property comprises a brick built building.

Facilities include display window, WC, kitchen, fire alarm system and carpeted floors.

ACCOMMODATION

	SQ. M	SQ. FT
Total	42.47	457

RATING ASSESSMENT

Rateable Value £7,400

Rates Payable £3,692.60 (2024/25)

For those that qualify small business rates relief is available meaning no rates are payable.

SERVICE CHARGE

The service charge for the year commencing 1st January is £167.00 per quarter plus VAT.

PROPOSAL

The property is available on a new agreement, the length of which is open to negotiation.

The quoting rent is £10,950 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to pay their own costs.

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING

Contact Shane Prater / Tom Price

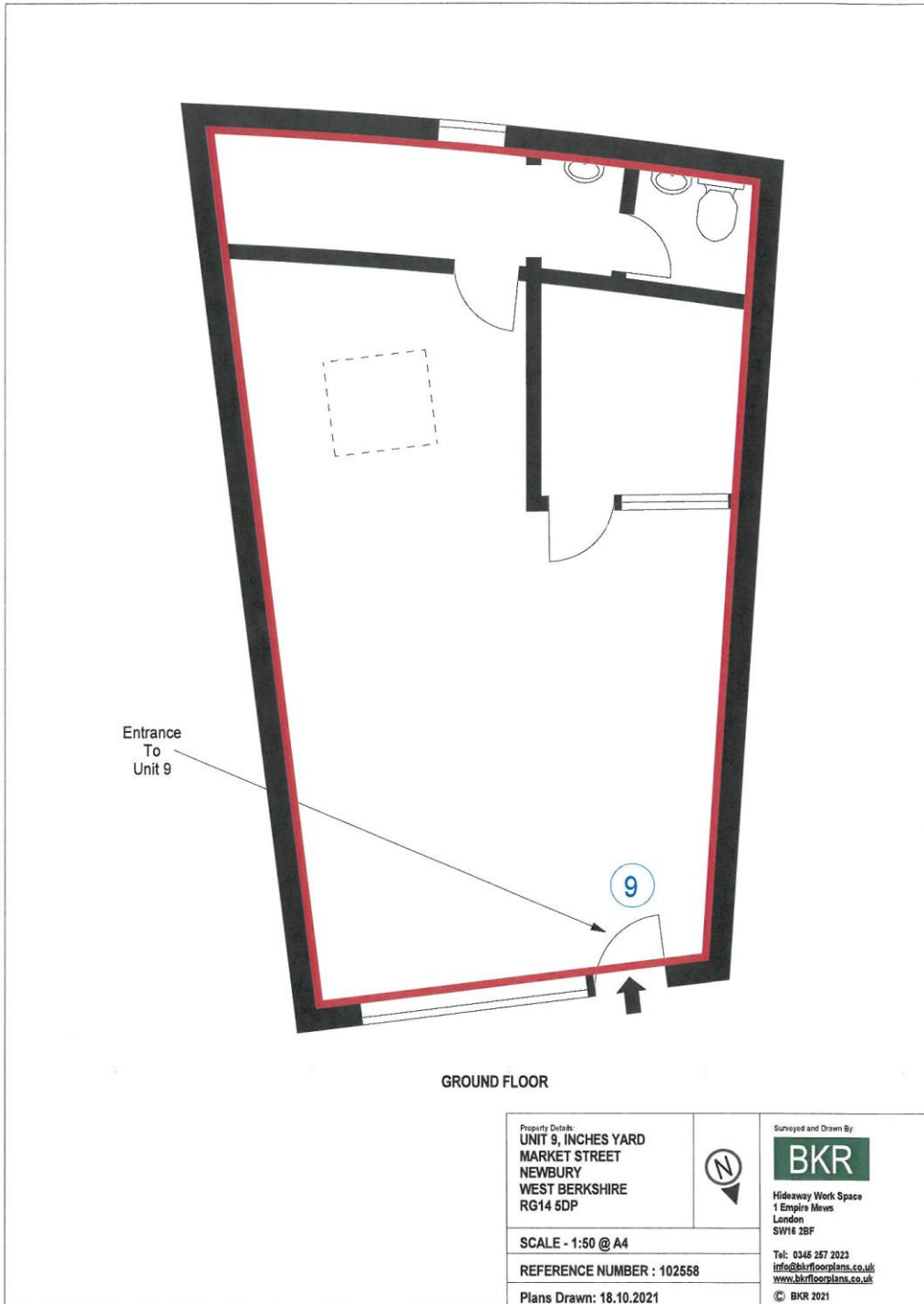
Tel: 01635 551441

October 2024

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.



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