



Chartered Surveyors &
Commercial Property Consultants

PRIME RETAIL UNIT - DUE TO RELOCATION

TO LET

**101 NORTHBROOK STREET, NEWBURY
WEST BERKSHIRE, RG14 1AA**

2,089 SQ FT (194.07 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

The property is situated in Northbrook Street, Newbury within the heart of Newbury Town Centre. The property has a display frontage to Northbrook Street with return frontage to Northcroft Lane.

Nearby occupiers include Cote, Boots, Holland & Barrett, Costa Coffee and Camp Hopson.

DESCRIPTION

The property is well fitted as a hair salon and includes tiled floor, suspended ceilings, LED lighting and kitchen to the ground floor.

Stairs at the rear lead to the first floor where a staff room, 2 WC's, store room and large office can be found.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	118.17	1,272
First Floor	75.90	817
Total	194.07	2,089

RATING ASSESSMENT

Rateable Value £31,750

Rates Payable £15,843.25 (2024/24)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 110. The EPC is old carried out pre-refurbishment. A new EPC has been commissioned.

PROPOSAL

The property is held on a 10 year lease from 30th September 2019 therefore 5 years remaining. The lease is inside the Landlord & Tenant Act 1954 thereby offering a tenant protection. The rent payable is £52,000 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk
September 2024

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