



Chartered Surveyors &  
Commercial Property Consultants

## TOWN CENTRE RETAIL UNIT

### TO LET

**50A NORTHBROOK STREET, NEWBURY  
WEST BERKSHIRE, RG14 1DT**

**388 SQ FT (36.05 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 at the Northern end of Northbrook Street close to the Clock Tower.

Nearby occupiers include Carter Jonas, Kings Coffee House, Savills and Domino Pizza.

## **DESCRIPTION**

Ground floor retail property which comprises open plan retail space with tea point and separate WC to the rear.

The property includes display window to the front, recessed doorway, spot lighting, tiled floor and rear access.

## **ACCOMMODATION**

	Sq. M.	Sq. Ft.
<b>Total</b>	<b>36.05</b>	<b>388</b>

## **RATING ASSESSMENT**

Rateable Value £13,000

Rates Payable £6,487 (2026/27)

## **SERVICE CHARGE**

The service charge for the year commencing 1st January is approximately £1,500 per annum. The insurance is approx £300 per annum.

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of B and a score of 42.

## **PROPOSAL**

The property is available on a new lease from the owner. The length of lease is open to negotiation. The quoting rent is £15,000 per annum. VAT is applicable.

## **LEGAL COSTS**

Each party is to bear their own costs.

## **VIEWING**

Contact Shane Prater / Tom Price / Tash Chamberlain

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March 2026

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