

# 24 Northbrook Street Newbury, RG14 1DJ



## Retail Unit – To Let

100% Prime Location  
Prominent Corner Position  
Thoroughly refurbished throughout



### Location

The premises are situated in a prime corner location on the east side of the pedestrianised Northbrook Street. The property is close to M&S and adjacent to Marsh Lane which leads directly to Parkway Shopping Centre.

Occupiers in the vicinity include M&S, Superdrug, Poundland, iTech, Robert Dyas and Caffe Nero.

The unit has recently undergone a thorough refurbishment throughout, being finished to a high standard.

### Accommodation

The premises are arranged over three storeys and provide the following net internal floor areas:

Ground Floor	120.96 sq m	1,302 sq ft
First Floor	106.93 sq m	1,151 sq ft
Second Floor	33.91 sq m	365 sq ft
Total	261.8 sq m	2,818 sq ft

### Tenure

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

### The Rent

On application.

### Rates

We have been advised by the local authority that the premises are assessed for rating purposes as follows:

Ratable Value	£65,500
UBR (2022/23)	51.2p
Rates Payable	£33,536

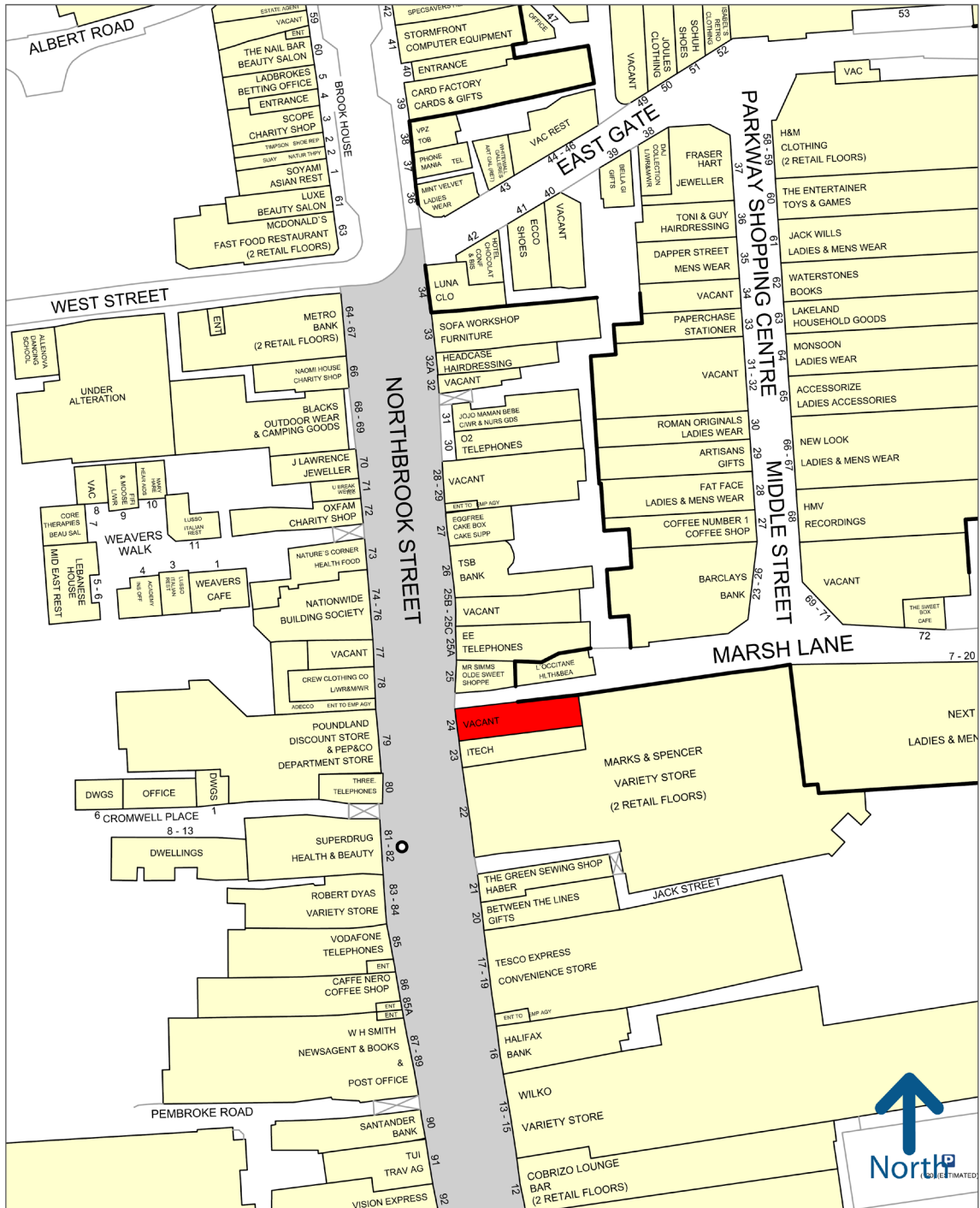
Transitional phasing may apply. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

### Costs

Each party to be responsible for their own legal and all other professional costs incurred in this transaction.

### EPC

The property is listed and therefore an EPC certificate is not required.



**Ready to talk?**

Appointments to view must be arranged via sole agents Colliers:

**Dan Simms**

+44 7976 293 317  
dan.simms@colliers.com

**Megan Orr**

+44 7802 338293  
megan.orr@colliers.com



Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. 5/5/2022(20556)

Colliers International is the licensed trading name of Colliers International Retail UK LLP which is a limited liability partnership registered in England and Wales with registered number OC334835. Our registered office is at 50 George Street, London W1U 7GA.