



Chartered Surveyors &
Commercial Property Consultants

TOWN CENTRE RETAIL UNIT / COFFEE SHOP

TO LET

**15 THE BROADWAY, NEWBURY
WEST BERKSHIRE, RG14 1AS**

446 SQ FT (41.43 SQ M)



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

www.quintons.co.uk

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 on The Broadway, Newbury. Nearby occupiers include Dominos Pizza, Co-Op, and Roderick Anthony Hairdressors.

DESCRIPTION

The property comprises a ground floor retail unit set within a Grade II listed three storey terraced property.

Internally the property includes an open plan trading area with rear kitchen and WC facility.

The property benefits from a display window fronting to the Clock Tower which is at the Northern end of Northbrook Street, Newburys retail centre

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	41.43	446

RATING ASSESSMENT

Rateable Value £7,200

Rates Payable £2,7050.40 (2026/27)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 74.

PROPOSAL

The shop is available on a new lease the length of which is open to negotiation. The quoting rent is £12,000 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Shane Prater / Tom Price

Phone: 01635 551441

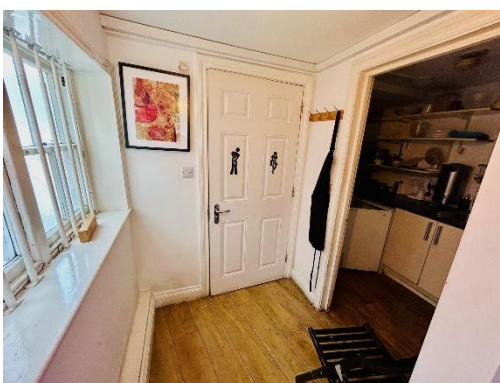
Email: shane@quintons.co.uk / tom@quintons.co.uk

August 2026

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