

TO LET



TOWN CENTRE RETAIL UNIT

1,452 SQ FT (134.89 SQ M)

WITH OR WITHOUT
FIRST & SECOND FLOOR OFFICES



**46 CHEAP STREET
NEWBURY
RG14 5BX**

**PROMINENT LOCATION AMONGST A NUMBER OF
ESTATE AGENTS – A1 & A2 PLANNING CONSENT**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
Tel: (01635) 550211 Fax: (01635) 34545 www.dealvarney.co.uk**

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Deal Varney (Newbury) Ltd. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.

Deal Varney (Newbury) Ltd Reg No. 5908510.

LOCATION

The property is located in a prominent position on Cheap Street, Newbury. The property is close to the Post Office, Kennet Shopping Centre and the new Vue cinema.

DESCRIPTION

The property comprises a period terrace property planned on ground, first and second floors. It is constructed of brick under a pitched slate roof with two-storey rear extension constructed of brick under a pitched tiled roof.

The front elevation is glazed at ground level and painted render above. The ground floor retail area is open plan. Amenities include suspended ceilings, integral strip and spot lighting, air conditioning and carpeting. To the rear is a kitchen/staff room/photocopying room fitted with a stainless steel sink and drainer and a Heatrae Sadia Heat Streamline hot water heater. There is also access into a small narrow yard.

The first floor comprises 3 offices with 2 storage areas and WC facilities. To the second floor is a large office with further WC.

ACCOMMODATION

Ground floor retail:	618 sq ft
First floor offices inc stores:	557 sq ft
Second floor offices inc stores:	277 sq ft
Total:	1,452 sq ft

PLANNING CONSENTS

A1 & A2

RATES

Rateable Value: £16,000

Rates Payable: £ 6,928 (2011/12)

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

TERMS

The property has 2 years to run on the existing lease. This period or longer is available by negotiation.

RENT

The quoting rent is £19,950 per annum, plus VAT.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment with joint sole agents:

DEAL VARNEY
(01635) 550211

Or

QUINTONS
(01635) 551441

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associates or through the website www.commercialleasecodeew.co.uk

JV/msw/46CheapSt
Subject to Contract
Details prepared June 2011.