

TO LET



TRADE COUNTER / INDUSTRIAL / RETAIL UNIT

2,902 SQ FT / 210 SQ M



**THE STUDIO
34 BOUNDARY ROAD
NEWBURY
RG14 5RR**

**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 very visible and busy position in a road with a variety of commercial businesses and residential property near the junction of Boundary and Kings Road. The property is close to the road network with the A339 access about ½ mile distant, the A4 to the east is about a mile away.

DESCRIPTION

The property is an industrial unit with an additional brick two storey unit under a tiled roof and with a modern double glazed conservatory area providing office space. The industrial unit is concrete frame with an asbestos sheet roof, and pedestrian and vehicle door access. There is a large yard suitable for some 6/7 vehicles. The property has the following amenities;

- Trade counter
- Internal display areas with demountable partitioning
- Some electric heating
- Single phase electric power
- 3.5m/11ft 4in eaves (underside/minimum)
- WC facilities

ACCOMMODATION

Unit:	2,374 sq ft
Conservatory/ Office:	228 sq ft
First Floor Office/ Store:	300 sq ft
Total	<hr/> 2,902 sq ft

These areas have been calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice 6th Edition.

TENURE

The property is currently let at £17,000 per annum, for a term ending November 2022 and with a tenant break in November 2020 with a minimum of 6 months notice. The current lease requires the tenant to keep the property in good repair. Assignment of the current lease can be agreed, or a new lease if a longer term is required.

RENT

£17,000 per annum.

VAT

VAT is payable on the rent.

RATES

Rateable Value: £12,250
Rates Payable: *£ 5,880 p.a. (2019/20)

*Between £12,000 and £15,000 rateable value the tenant will benefit from tapered relief under the Small Business Relief System. We believe at present this would allow the tenant to recover almost 90% of the rates payable.

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

EPC

The Energy Performance Certificate rating is E-121
A full copy of the EPC is available on request.

VIEWING

Strictly by prior appointment with sole agents;



(01635) 550211

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

RD/msw/TheStudio
Subject to Contract
Details prepared January 2019