

TO LET



FIRST & SECOND FLOOR OFFICES

1,757 – 2,891 SQ FT (269 SQ M)



**FIRST & SECOND FLOOR
85A NORTHBROOK STREET
NEWBURY
RG14 1AE**

**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 the centre of the retailing heart of Newbury, currently above Vodafone. Northbrook Street is close to all the facilities and there are Local Authority car parks at Pembroke Road and London Road, a few minutes walk away.

The property is located directly opposite the new retail centre offering a wide variety of retail facilities and additional parking.

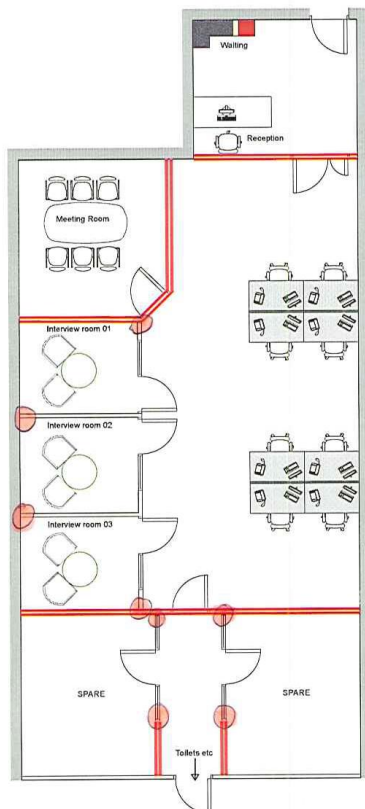
DESCRIPTION

The property offers a self-contained suite at first floor level which currently has a number of partitions (see layout below) together with a smaller first floor suite and a second floor suite. There is no parking with the office. There are WCs and the space is subject to complete refurbishment to include new carpets, decorations, some air-conditioning and improved lighting.

ACCOMMODATION

First floor rear suite:	1,757 sq ft
Remaining first floor and second floor offices:	1,134 sq ft
Total:	2,891 sq ft.

The office suites are available individually or for occupation by one tenant.



First floor office layout (rear section)

TERMS

The property is available to let on a 5 year lease or longer by agreement. The rent is £28,900 per annum, or £10 per sq ft if divided.

RENT

£10 per sq ft, depending on the space taken.

VAT

VAT is payable on rent and service charge.

RATES

Part First Floor

(Rear) Rateable Value: £12,750

(Front) Rateable Value: £ 4,350

Second Floor

Rateable Value: £2,400 (2019/20)

Rates payable is based on £0.491p per £ rateable value.

If the office is let to one occupier the rateable value will need to be reassessed. Currently where the rateable value is below £12,000 Small Business Relief applies and no rates are paid under certain conditions. Between £12,000 and £15,000 rateable value there is a further proportional reduction in rates payable.

Interested parties should make enquiries to West Berkshire District Council to obtain further information.

EPC

The Energy Performance Certificate rating is F-131 but this will change following refurbishment.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment with sole agents;

DEAL VARNEY
(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/85aNorthbrookSt
Subject to Contract
Details prepared April 2019