

TO LET



COURTYARD SHOP UNIT

1,334 SQ FT (123 SQ M)



**7 WEAVERS WALK
NORTHBROOK STREET
NEWBURY
RG14 1AL**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
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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

Weavers Walk is an exclusive courtyard development of shop units located just off the main prime retailing street which is very close to the new Parkway Centre, one of only two new centres opening in England in 2011.

Newbury is a prosperous local town located at the crossroads of the country with the M4 and A34 road network. The immediate population is approximately 55,000 combining with Thatcham (2001 census).

Current planning consents granted could increase the population in the town to in excess of 70,000.

DESCRIPTION

The property is a two storey retail unit offering retailing space on both ground and first floors. The property is one of 11 units in the Courtyard all of which are currently let. There is a restaurant providing an anchor and a very popular café which provides footfall throughout the day. There is pedestrian access through to a large car park to the rear. There is a communal store and disabled WC within the scheme.

ACCOMMODATION

Ground floor sales:	635 sq ft / 59 sq m
First floor sales:	<u>699 sq ft / 65 sq m</u>
	1,334 sq ft / 124 sq m

Max internal width:	8 metres
Ground floor, max internal depth:	8.15 metres

(Areas based on net internal measurements in accordance with the RICS Code of Measuring Practice).

The property benefits from the following amenities;

- Single WC
- Ventilation/extraction system if required
- 3 phase electricity
- Gas connected (commercial standard)

TERMS

The shop is available to let on a new FRI full repairing and insuring lease on terms to be agreed.

SERVICE CHARGE

There is a service charge covering common area maintenance and management. The budget for 2017/18 is approximately £3,800 plus VAT.

RENT

£25,000 per annum.

VAT

VAT is charged on rent and service charge.

RATES

Rateable Value: £29,250
Rates Payable: £14,040 (2018/19)

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

USER

A1 retail. There is the possibility A2, A3 or A5 could be achieved in view of other consents within the development.

LEGAL FEES

Each party to bear their own costs.

EPC

The Energy Performance Certificate rating is C-69.

NB

Doors and window frame are to remain white, the panel above the shop front may be used for business promotion.

VIEWING

Strictly by prior appointment with sole agents:

DEAL VARNEY
(01635) 550211

RD/msw/7 Weavers Walk
Subject to Contract
Details prepared December 2018