

# TO LET



## RETAIL UNIT

**2,096 SQ FT**  
**(GROSS INTERNAL AREA)**



**SHOP 2 MONUMENT CLOSE**  
**ESSEX STREET**  
**NEWBURY**  
**RG14 6NE**

**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

Monument Close is parade of shops situated on Essex Street, approximately 1 mile to the south of Newbury town centre. This is a busy location as Essex Street is on the junction of Andover Road and Monks Lane and enjoys high volume of passing traffic. It is also well situated in the heart of a dense residential area. Other shops in the parade include a new Co-op store, McColls Newsagent, Blue Dolphin fish and chips, Corals betting office as well as The Gun Public House.

## DESCRIPTION

Shop Unit 2 is adjacent to the new Co-op Store and provides a gross internal area of 2,096 sq ft. It is finished to a shell condition and will require fitout by the occupier but does have a fully glazed shop front which incorporates electronically operated sliding double doors.

The property has the following internal dimensions;

Width: 19ft 6ins  
Depth: 110 ft

The gross internal area is 2,096 sq ft

It is provided with power and drainage but all facilities will have to be installed by the occupier.

## TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

## RENT

£20,000 plus VAT, per annum, exclusive of all other outgoings. Rent is to be paid quarterly in advance.

## RENT DEPOSIT

Subject to the covenant strength of the ingoing tenant the landlord reserves the right to request a deposit of at least 3 months rent plus VAT.

## RATES

To be assessed.

## EPC

The Energy Performance Certificate rating is C-61. A Full copy of the EPC is available on request.

## VIEWING

Strictly by prior appointment with agents;

**DEAL VARNEY**

**01635 550211**

Jon Varney: [jon@dealvarney.co.uk](mailto:jon@dealvarney.co.uk)

Or



**07836 210 625**

Chris Mackaness: [chris.mackaness@randcuk.co.uk](mailto:chris.mackaness@randcuk.co.uk)



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](http://www.commercialleasecodeew.co.uk)

JV/msw/2MonumentClose  
Subject to Contract  
Details prepared June 2020