

TO LET



FIRST FLOOR OFFICE / STUDIO

439 SQ FT



**57 CHEAP STREET
NEWBURY
RG14 5DH**

**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.

LOCATION

The property is located on Cheap Street in the centre of Newbury, mid-way between Market Place and the railway station. It is very close to the Kennet Centre Shopping Mall and the adjoining multi-storey car park.

DESCRIPTION

With access directly from street level to the front of the property the internal staircase provides an attractive entrance to the first floor property. The office comprises two rooms which are both open plan and interconnected. To the rear is a small kitchen area and 1 WC.

The owner is willing to allow office uses but alternative businesses such as tattooist, beauty salon, consulting rooms etc will be permitted, subject to any necessary planning consents.

AMENITIES

Amenities provided within the property include;

- Electric central heating
- Kitchen with stainless steel sink and worksurface
- Security window glass to the rear
- 1 WC
- Category 2 fluorescent lighting
- Carpeting

ACCOMMODATION

Front office:	212 sq ft
Rear office:	167 sq ft
Kitchen:	<u>60 sq ft</u>
Total:	439 sq ft

TERMS

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

RENT

£6,000 per annum. VAT is not charged on the rent.

RATES

To be assessed. It is highly likely that given the size of the building that no Business Rates will be payable, but we recommend that all interested parties make their own enquiries with West Berkshire Council to obtain further information.

EPC

The Energy Performance Certificate rating is E-101
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.commericalleascodeew.co.uk

57 Cheap Street
Subject to Contract
Details prepared September 2021