

# TO LET



**GROUND FLOOR PREMISES SUITABLE FOR A VARIETY OF  
USES INCLUDING RESTAURANT, CAFÉ, SHOP OR OFFICE  
(SUBJECT TO PLANNING)**

**1,114 SQ FT**



**6 LONDON ROAD  
NEWBURY  
RG14 1AX**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ  
Tel: (01635) 550211 Fax: (01635) 34545 [www.dealvarney.co.uk](http://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 on London Road, close to the junction with The Broadway, at the northern end of Newbury town centre. This is an established area for commercial businesses, with local occupiers including dentists, physiotherapists, estates agents and numerous offices.

## DESCRIPTION

The accommodation provides a large open plan area that has formally been used as a hairdresser's salon. This space has a high level of natural light through the four large double-glazed windows. Linked to the main room is another good quality open plan space, leading to further space at the rear of the property which provides access to the male and female WCs and kitchen area. The two rooms off the main area overlook an open courtyard that provides natural light to the rear of the building.

The property is fitted with the following amenities:

- Suspended ceiling
- Recessed spot lighting
- Electric wall mounted heaters
- Vinyl flooring
- Double glazed windows
- 3 phase power
- Male and female WCs
- Tea point
- Fire alarm

## ACCOMMODATION

Main room:	752 sq ft
Side annex:	206 sq ft
Rear room:	116 sq ft
Kitchen:	<u>40 sq ft</u>

Total: 1,114 sq ft

This area has been measured on a net lettable basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## CAR PARKING

2 car parking spaces are provided in a secure car park at the rear of the property.

## TERMS

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

## RENT

£21,000 plus VAT, per annum, exclusive of all other outgoings.

## SERVICE CHARGE

A service charge is levied in respect of maintenance of the exterior of the building and communal landscaped areas including the car park. The budgeted charge for 2023 is £750 plus VAT, per annum.

## RATES

Rateable Value: £17,250 (2023)

Rates Payable: £8,607 (2023/24)

We strongly 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 D-80. 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.commericalleasecodeew.co.uk](http://www.commericalleasecodeew.co.uk)

JV/msw/6 London Road  
Subject to Contract  
Details prepared October 2023



