



Chartered Surveyors &
Commercial Property Consultants

OFFICE & STORE TO LET

**SHAW FARM ROAD, NEWBURY
WEST BERKSHIRE, RG14 2HY**

1,274 SQ FT (118.35 SQ M)



FORMER USE AS DOGGY DAY CARE

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated off Love Lane, Newbury. Turn into Shaw Farm Road and proceed, keeping left to the end where the property will be found on your left.

DESCRIPTION

The property comprises a concrete framed barn building, which has been converted and includes timber clad elevations and pitched metal clad roof.

Internally the previous use for the space was as a doggy daycare centre, the space currently including entrance lobby with office and then a large open plan space to the rear with double door access onto fenced grounds.

The space currently includes vinyl flooring, strip lighting, single WC and sink, shower area for dogs, electric heating, CCTV and externally parking for approximately 6 cars.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	118.35	1,274

RATING ASSESSMENT

Rateable Value £6,400

Rates Payable £3,193.60 (2020/21)

Those that qualify for small business rates relief wont pay any rates

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of TBA and a score of TBA.

PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £12,000 per annum. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

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October 2020

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