



Chartered Surveyors &
Commercial Property Consultants

RETAIL UNIT TO LET

**STERLING HOUSE, 2 POUND STREET
NEWBURY, BERKSHIRE, RG14 6AA**

782 SQ FT (72.65 SQ M)



AVAILABLE JUNE 2021

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

www.quintons.co.uk

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 on Pound Street, Newbury near to the junction with Bartholomew Street. Nearby occupiers include Lookers Hairdressors, Co-op and Hillier & Wilson Estate Agents.

DESCRIPTION

The property comprises a ground floor retail unit currently used as a convenience store. The property is split into front retail area, under stairs storage and then rear storage area with WC and kitchen.

The retail space includes recessed central doorway, air conditioning, linoleum floor covering, suspended ceiling with strip LED lighting.

To the rear storage area the space is heavily fitted out with partitions, which can be removed easily, but includes a kitchenette area with two base units and hot water supplied by a Heatrae Sadia hot water heater. The space includes a single WC facility.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	72.65	782

RATING ASSESSMENT

Rateable Value £5,300

Rates Payable £2,644.70

For those that qualify for small business rates relief no rates are payable.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 76.

PROPOSAL

The shop is available on a new lease the length of which is open to negotiation. The quoting rent is £9,500 per annum exclusive. VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs

VIEWING

Contact Mr Shane Prater

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Email: shane@quintons.co.uk

March 2021

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