

RETAIL UNIT WITH A3 USE

TO LET

**5 MONUMENT CLOSE, ESSEX STREET
NEWBURY, WEST BERKSHIRE, RG14 6QW**

773 SQ FT (71.789 SQ M)



MAY SUIT TAKEAWAY USE (A5)

SITUATION

The property occupies a prominent position on Essex Street, Newbury. Occupiers within the same parade include CO-OP, McColls, Coral, and Blue Dolphin (fish & chips)

DESCRIPTION

A ground floor retail unit with A1 & A3 planning consent.

The property was previously a coffee shop but can be used for alternative uses to include takeaway (A5) subject to planning.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	71.789	773

RATING ASSESSMENT

Rateable Value £15,500
Rates Payable £7,734.50
 (2021/22)

SERVICE CHARGE

A service charge is levied for the external areas.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 89.

PROPOSAL

The shop is available on a new lease the length of which is open to negotiation. The quoting rent is £17,500 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

Contact Mr Shane Prater
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November 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.



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