

Why Newbury?

- ✓ West Berkshire principal town
- ✓ Growing catchment
 - 119,434 people within 20 minute drive time (Experian) forecasted to increase by 6.1% by 2024
 - Resident population of 36,400 (2011 Census)
 - Up to 5,000 new dwellings proposed within the next five years
 - West Berkshire population is forecast to increase 10% to 170,100 by 2021
- ✓ Affluent catchment
 - 64% of Newbury's catchment are ABC1s (CACI 2012)
- ✓ Enhancing footfall
 - Footfall increased 20% year on year (Newbury BID)
- ✓ Good accessibility via rail & road
 - Direct link to London Paddington within 1 hour
 - Electrification of Great Western rail line to be completed by 2016
 - Future access to Crossrail via Reading
 - 30 minutes drive time to Reading, Basingstoke and Didcot

The Location

- Prominent roadside position within two minute walk of town centre retail along Northbrook Street and the Parkway Shopping Centre anchored by John Lewis at home, Debenhams and Marks & Spencer.
- Convenient situation in the heart of Newbury's primary office location.
- High traffic flow with accessibility from both east/west carriageways.
- Enhanced retail destination with Aldi superstore immediately opposite and 110 bed Premier Inn planned for site to rear.
- Suitable for a variety of uses including (but not limited to): furniture, home improvement, cycles, coffee shop/fast food and off licence.

The Property

- **116.1 sq m (1,250 sq ft) - 238.6 sq m (2,568 sq ft)**
- **Demised car parking for six vehicles**
- **A1/A2/A3/A5 uses consented**
- **Quoting rent £20 sq ft**



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Total Accommodation	238.6	2,568

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.

Description

The premises are situated at the ground floor of a Travelodge hotel and are finished to an enhanced developers shell specification with shop front, WC and capped services.

The unit benefits from six demised parking spaces situated to the front with servicing to the rear.

The Travelodge hotel does not feature any on site catering facilities and the nearest other A3/4 occupiers are within the town centre. We are therefore of the opinion that the premises present a good restaurant/ café opportunity.

The unit is suitable for subdivision - Floor plans are available on request.

Planning

The property benefits from Class A1, A2, A3 & A5 planning.

Terms

The premises are available by way of a new effective full repairing and insuring lease for a term of 10 years at a rent of £20 sq ft. Alternative flexible terms are available on request.

Energy Performance

Energy Performance Asset Rating - C.

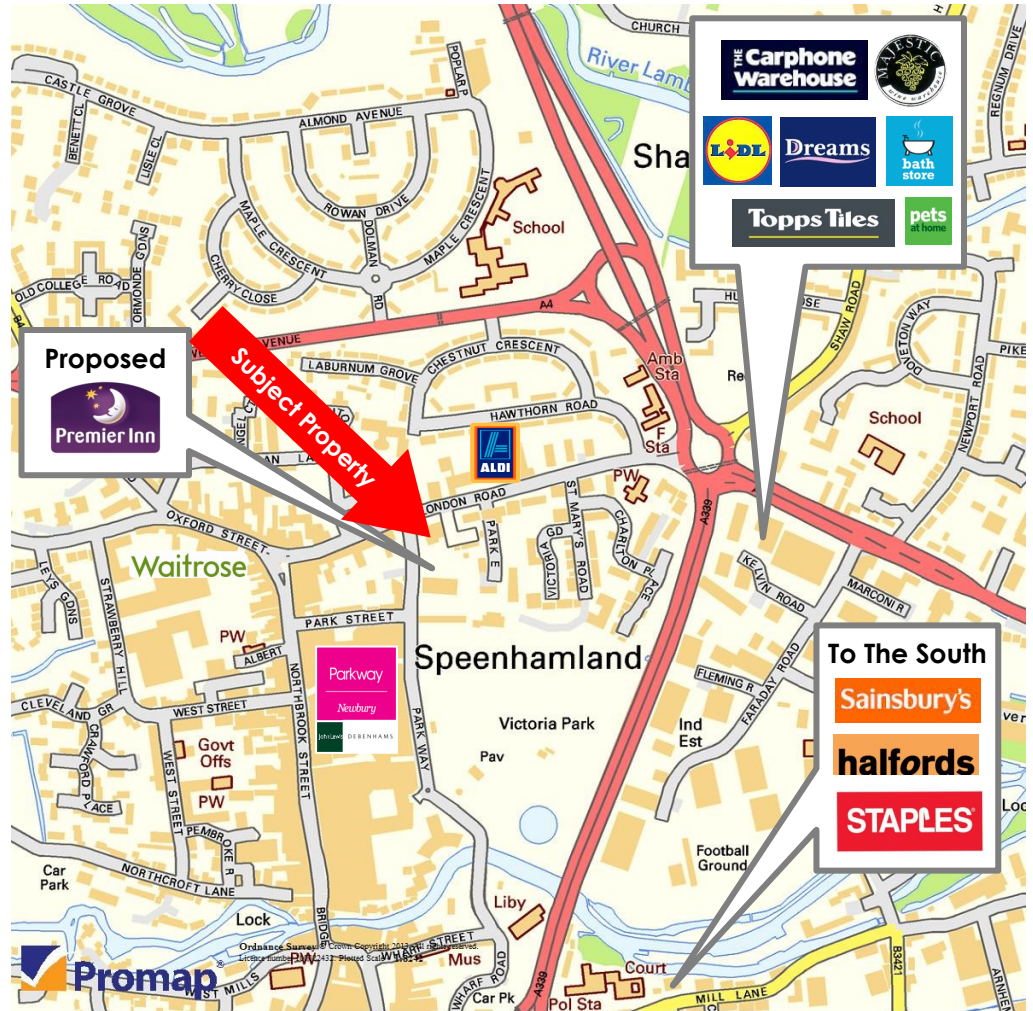
Rating

The premises are in shell condition and are therefore not yet assessed for rating purposes.

Interested parties are advised to make their own enquiries with West Berkshire Council on (01635) 519520.

VAT

All figures quoted are exclusive of Value Added Tax, which will be charged at the prevailing rate.



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