



NEW LEASE OPPORTUNITY

**POTENTIAL TO COMBINE TO CREATE
A UNIT OF 2,896 SQ FT**

TERMS

A new lease available for a term to be agreed.

RENT

£32,000 pa exclusive per unit.

FLOOR AREAS SQ FT / SQ M

Unit 30: Ground Floor 1,454/ 135.08
Unit 31: Ground Floor 1,442 / 133.97
Combined: 2,896 / 269.05

RATEABLE VALUE

Unit 30 - £26,750 (2023)
Unit 31 - £24,750 (2023)

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any relief that may be available.

SUBJECT TO CONTRACT & VACANT POSSESSION

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.



30 & 31 NORTHBROOK STREET, NEWBURY RG14 1DJ

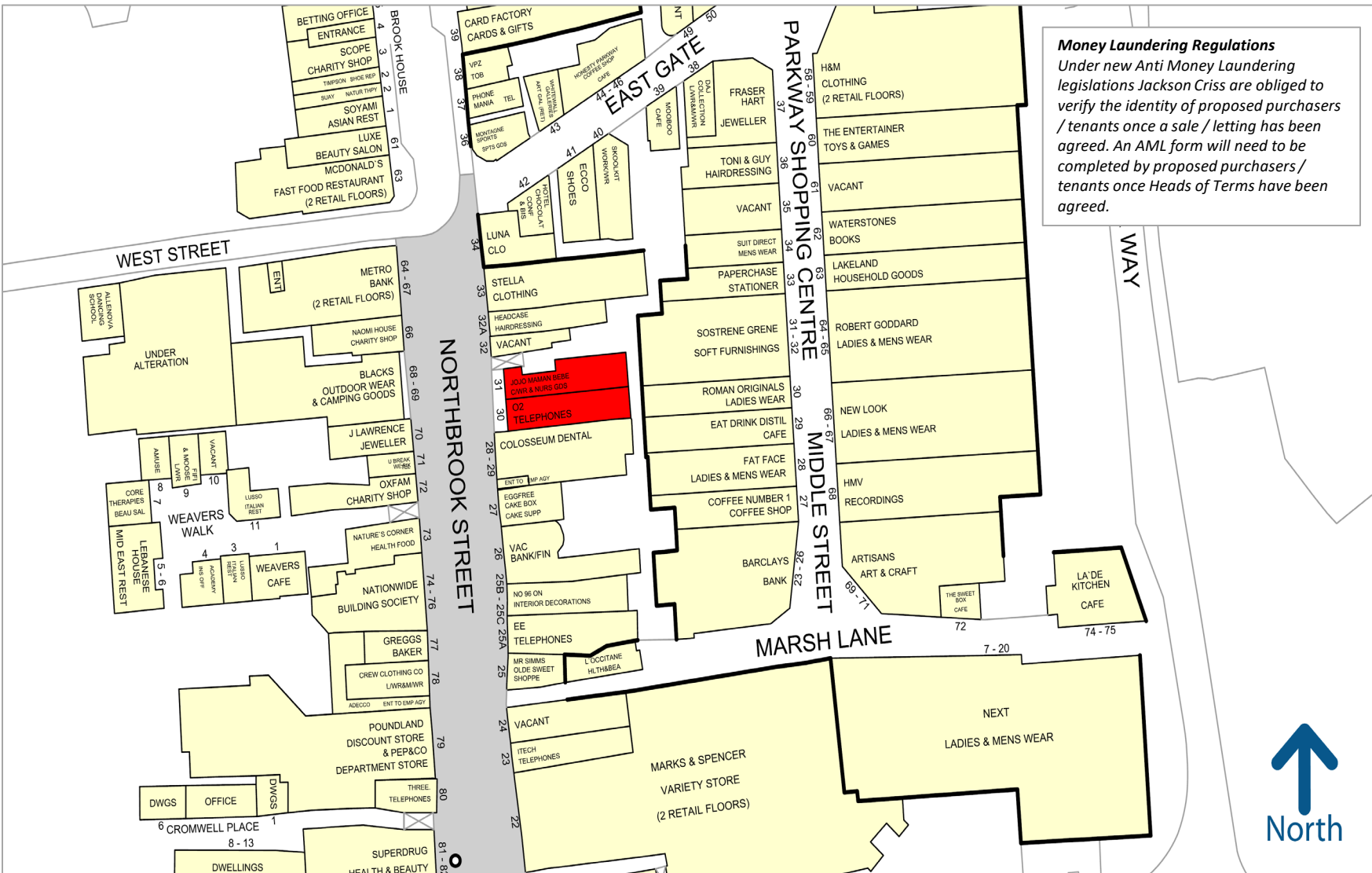
- Newbury is an attractive, historic and affluent market town, strategically located within the M4 corridor and home to the UK headquarters of Vodafone.
- The subject property is situated in the 100% prime pitch at the northern end of the pedestrianised section of Northbrook Street, with the principal entrance to Parkway shopping centre located a few metres to the north.
- Other nearby occupiers include Jigsaw, Metro Bank, Blacks, Oxfam and TSB Bank, amongst others.

**JACKSON
CRISS**

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Money Laundering Regulations
Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



**JACKSON
CRISS**

VIEWING

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