

NEWBURY



UNIT G5-7 PARKWAY SHOPPING CENTRE

## LOCATION

Parkway Shopping Centre is Newbury's prime shopping pitch and benefits from an affluent catchment comprising of 64% ABC1's. Parkway is located right in the heart of the town and is easily accessible by road and rail, with 550 car parking spaces beneath the scheme.

Parkway is anchored by **Next** (due to open late summer) and **M&S**. It has an excellent tenant mix including the likes of **H&M**, **Superdry**, **Lakeland**, **Superdry**, **Fat Face**, **Joules**, **Waterstones** and **The Entertainer**.

G5-7 is located along East Street which connects the High Street with Parkway and is situated close to **Joules**, **Whitewall Galleries** and **Ecco Shoes**.

The unit is a fitted coffee unit with excellent frontage.

## ACCOMODATION

The unit provides the following approximate dimensions and net floor areas:

Gross Frontage:	17.95 m 57' 11"
Ground Floor:	126.4 sqm 1,360 sq ft
First Floor:	163.0 sqm 1,754 sq ft

## RENT

Rental offers are sought in the region of **£45,000** p.a. exclusive of service charge, insurance, business rates and VAT.

## TENURE

The unit is available by way of a new lease – length of term is negotiable The lease will include provisions for a service charge making it effectively full repairing and insuring.

## COSTS

Each party is to be responsible for their own legal costs.

## RATES

Rateable Value 2021:	85,000
UBR 2021/22:	51.2p
Estimated Rates Payable:	<b>£43,520</b>

Interested parties are advised to verify the current rates payable with the Local Authority given occupiers may benefit from relief.

## SERVICE CHARGE

The estimated annual service charge is **£17,666** per annum.



**VAT:** References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

**AVAILABILITY:** Subject to vacant possession. **EPC:** Full report available on request.

For further information or to make arrangements for viewing please contact:

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