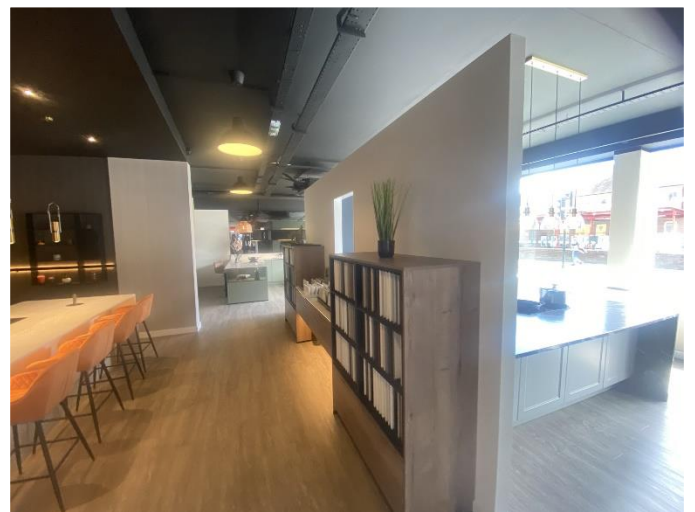
**PROPERTY SUMMARY :**

- Tenure: New long lease
- £45,000 p.a. rental income
- Let until June 2039
- Approx 232 sqm / 2,497 sq ft
- Not subject to VAT



We are pleased to bring to market this excellent investment opportunity. The property is a corner unit with double frontage, on to Market Place and the pedestrian high street. The unit spans 232 sqm / 2,497 sq ft.

The unit is leased to Kutchenhaus on a a FR&I 15 year lease, expiring in 2039. The rent is £45,000.

The property was recently beautifully refurbished by the tenant to be a showroom for high end modern kitchens

**Location:**

Newbury is a market town in west Berkshire, between Oxford and Winchester and 20 miles west of Reading. It has a population of 33,800. Newbury and its immediate surroundings constitute the major commercial and retail centre of West Berkshire.

The property itself is located on the corner of Market Place and the pedestrian high street, benefitting from high pedestrian and vehicular traffic.

Occupiers close by include Pizza Express, Savers and Shoe Zone, among other local and national retailers.

