



**Tenure**

Freehold.

**Location**

Newbury is an attractive and prosperous Berkshire market town located some 14 miles west of Reading and 50 miles west of London. The town is served by the A339 and A34, which provide access to the M4 Motorway (Junction 13) some three miles to the north.

The property is well located on the east side of the pedestrianised Northbrook Street, directly opposite Toni & Guy and adjacent to both Maplin and TSB Bank. Other occupiers close by include O2, Boots Opticians, Oxfam, EE, Greggs, Edinburgh Woollen Mill, Marks & Spencer, Three, Superdrug, McDonald's, Robert Dyas, Tesco Metro, Caffè Nero, Vodafone, WH Smith, Halifax and Santander amongst many others.

**Description**

The property is arranged on ground and first floor to provide a ground floor shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>6.6 m</b>	<b>(21' 8")</b>
<b>Net Frontage</b>	<b>5.5 m</b>	<b>(18' 0")</b>
<b>Shop Depth</b>	<b>20.3 m</b>	<b>(66' 7")</b>
<b>Built Depth</b>	<b>27.65 m</b>	<b>(90' 8")</b>
<b>Ground Floor Sales</b>	<b>109.36 sq m</b>	<b>(1,177 sq ft)</b>
<b>Ground Floor Stock</b>	<b>30.66 sq m</b>	<b>(330 sq ft)</b>
<b>Loading Area</b>	<b>18.51 sq m</b>	<b>(199 sq ft)</b>
<b>First Floor Ancillary</b>	<b>63.35 sq m</b>	<b>(682 sq ft)</b>

**Tenancy**

The entire property is at present let to SHOON (TRADING) LTD for a term of 10 years from 12th September 2016 at a current rent of £57,000 per annum. The lease provides for a rent review and tenant's option to break (1) in the fifth year of the term and contains full repairing and insuring covenants.

(2) The current passing rent is £22,500 and the lease provides for a fixed rental increase to £55,000 per annum on 12th March 2017 and to £57,000 on 12th September 2018. The vendor will top up the reduced rent period from completion until 12th September 2018 such that the purchaser in effect receives £57,000 per annum from completion.

**Tenant Information**

Website Address: [www.shoon.com](http://www.shoon.com)

Shoon is an independent company based in Wells, Somerset who currently have 14 stores throughout the UK including Brighton, Bath, Cheltenham, Guildford, Windsor, Winchester and Kingston.

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

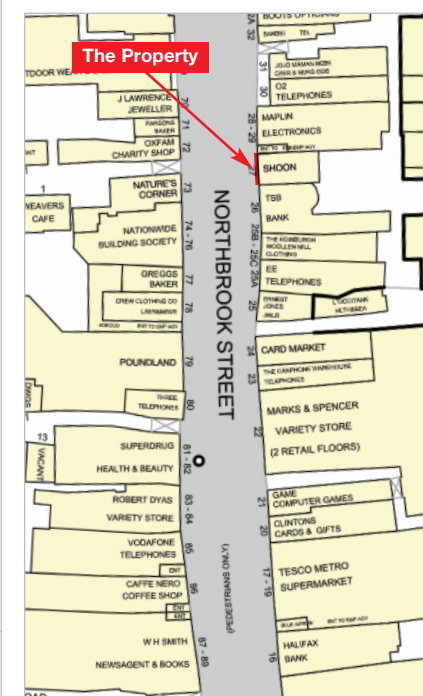
**Energy Performance Certificate**

EPC Rating 107 Band E (Copy available on website).

**Newbury**  
**27/27A Northbrook Street**  
**Berkshire**  
**RG14 1DJ**

- **Freehold Shop Investment**
- **Affluent Berkshire market town**
- **Well located in pedestrianised town centre**
- **Entirely let to Shoon (Trading) Ltd on a new 10 year lease (1)**
- **Current Rent Reserved**  
**£57,000 pa<sup>(2)</sup>**

**SIX WEEK COMPLETION AVAILABLE**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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