WEAVERS
YARD

UNIQUE RETAIL &
LEISURE OPPORTUNITIES

MARKET STREET, NEWBURY, RG14 5LX

TAKE A LOOK >

A new community

Weavers Yard is a new mixed use development ideally situated adjacent to Newbury railway station, creating a new pedestrian route into the town centre.

This well connected scheme, covering an area of 2.2 hectares, comprises of 232 private and affordable homes across nine blocks and provides a mix of studio, one, two and three bedroom apartments, as well as several terrace houses.

The development offers nine ground floor commercial units, which range from 361 sq ft to 2,166 sq ft. The units are located throughout the development, with three units fronting the main entrance to the Newbury Railway Station and a further three units fronting Market Street.

The units benefit from flexible planning consent and are suitable for a range of uses including retail, restaurants, cafés, food stores, offices, medical users and other leisure operations.



Local Amenities

Retail

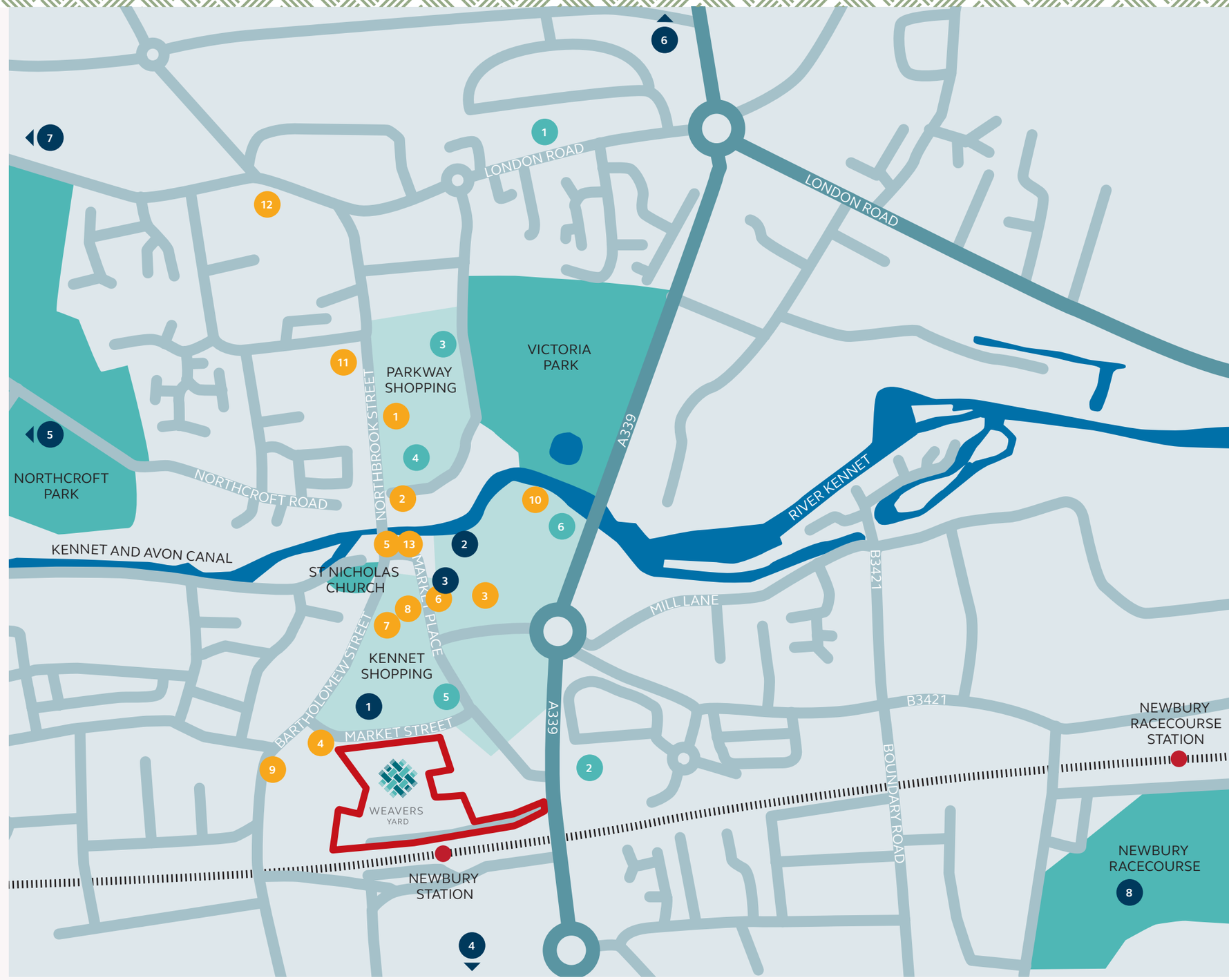
1 Aldi
2 Sainsbury's
3 Marks & Spencer
4 Post Office
5 Vue Cinema
6 Newbury Library

Restaurants

1 Lusso
2 Côte
3 Bills
4 Mio Fiore
5 Arigato
6 Zizzi
7 The Sushi Maki
8 The Spare Wheel
9 KhonKaen
10 Teashop by the canal
11 Soyami
12 Valle D'Oro
13 Gails Bakery

Local Occupiers

1 West Berkshire Council
2 West Berkshire Museum
3 Corn Exchange & Theatre
4 Highclere Castle
5 Northcroft Sports Centre
6 Vodafone
7 Open Text
8 Newbury Racecourse



Opportunity

Weavers Yard has created a new direct pedestrian route from Newbury Railway station directly into the town centre. This sympathetically designed landscaped route creates an increased level of pedestrian traffic to this part of Newbury and offers the opportunity to benefit from excellent frontage for commercial operators based on the ground floor units.

Various sizes are available – please refer to the current availability schedule for further information.

The commercial units also benefit from the on-site residential population as well as the surrounding office occupiers and retail and leisure visitors.

Weavers Yard has been delivered by Grainger PLC and provides a new gateway to Newbury town centre.

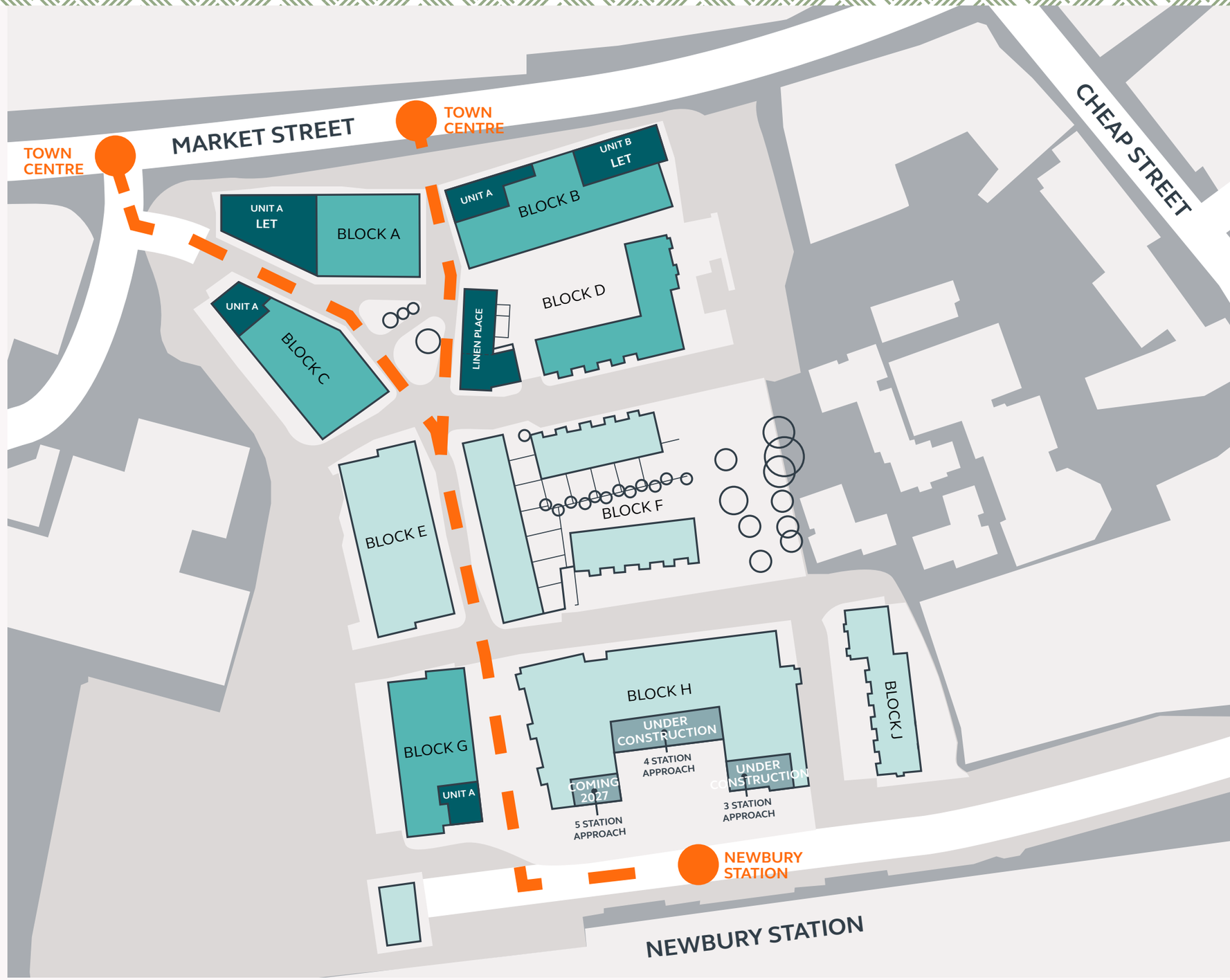


Availability

	Sq m	Sq ft	Quoting rent
BLOCK A			
Unit A Bamboo House, 11 Market Street, Newbury RG14 5LX	201.3	2,166	Let to Indoor Play Facility
BLOCK B			
Unit A Garter House, 12 Market Street, Newbury RG14 5ER	81.0	871	£20,000
Unit B Garter House, 12 Market Street, Newbury RG14 5ER	130.0	1,399	Let to Sundaes Gelato
BLOCK C			
Unit A Purl House, 10 Market Street, Newbury RG14 5HJ	75.6	813	£20,325
BLOCK D			
Linen Place, 1 Echo Walk, Newbury RG14 5EJ	136.0	1,463	£32,000
BLOCK G			
Unit A Farrow House, 6 Station Approach, Newbury RG14 5XW	33.9	364	Under offer
BLOCK H			
5 Station Approach, Newbury RG14 5EB	33.6	361	Coming 2027
4 Station Approach, Newbury RG14 5EB	60.1	646	Under construction
3 Station Approach, Newbury RG14 5EB	57.3	616	Under construction

Commercial Units

Walkway from the railway station to the town centre



Details





Terms:
Units available by way of full repairing and insuring leases for a term of years to be agreed.

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

Rates:
To be assessed.

Service Charge:
Tenants will be required to pay a service charge. The Service charge will be capped at £1 per sq ft. Further details upon request.

Planning:
All units benefit from flexible planning use class A1/A2/A3/A4 & E.

VAT:
Will be levied at the prevailing rate.

EPC:
Available upon request.

Viewing:
Strictly by appointment with the agent.

Agents

James Gregory
07917 188 006
jgregory@alderking.com
alderking.com

Tom Price
07749 353 456
tom@quintons.co.uk
quintons.co.uk

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WEAVERS
YARD