



Chartered Surveyors &
Commercial Property Consultants

RETAIL UNIT

TO LET/FOR SALE

**115 BARTHOLOMEW STREET, NEWBURY
BERKSHIRE, RG14 5DT**

450 SQ FT (41.81 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property occupies a prominent position on Bartholomew Street, Newbury.

Nearby occupiers include Jones Robinson Estate Agents, Warhammer, The Dolphin Pub and Pizza-2-night.

DESCRIPTION

The property comprises a ground floor retail unit set within the heart of Bartholomew Street.

The property includes display windows, strip florescent lighting, suspended ceiling, WC and kitchen facility.

The property benefits from both A1 (Retail) and A2 (Financial Services).

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	41.81	450

RATING ASSESSMENT

Rateable Value £15,250

Rates Payable £7,487.75 (2019/20)

SERVICE CHARGE

The service charge for the year commencing 1st January is £159.72 per quarter plus VAT.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 62.

PROPOSAL

The property is available to rent or buy. The guide rent is £17,500 per annum exclusive. The property is also for sale on a long leasehold basis, the guide price is £175,000. VAT is applicable.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

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April 2019