

Page Hardy Harris

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TO LET



NIA 409 sq. ft. ITZA 350 sq. ft.
Ground Fl. Retail Unit

115 Bartholomew Street,
Newbury, Berks RG14 5DT



Prominent frontage. A1 & A2 use



Located in the town centre



5 minute walk to Newbury station,
easy access to M4 & A34



WC & Storage area

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Location

115 Bartholomew Street is a Grade II listed building situated in the heart of the historic, market town of Newbury. The property is a 5 minute walk from Newbury rail station which provides excellent links to Reading and Paddington mainline stations. The town provides easy access to the M4, A4, A34 & A339.

The recent development of the Parkway Shopping Centre, in addition to the Kennet centre, offers a great variety of retail and leisure outlets such as John Lewis, Camp Hobson, Debenhams, Hotel Chocolat, ASK, Bill's, Cote Brasserie, M&S and Vue Cinema.



Description

This shop benefits from being in a central location and features a bright retail area with prominent glazed frontage. To the rear there are WC facilities and partitioned storage area. It has A1 & A2 use.

EPC

C - 62

Business Rates

The tenant will be responsible for paying business rates directly to the local authority.

Ratable Value: £15,250

Business Rates Payable 2017/18: £7,320

(Please check these figures with the local authority)

Lease Term & Rent

A new full repairing and insuring lease for a term to be agreed at a rent of: **£17,000 pa**

Building Insurance

The current cost of building insurance is £119 pa, subject to annual variances

Service Charge

Costs running at c.£147 pa subject to annual variances

VAT

All figures are quoted exclusive of VAT which may be chargeable.

Legal Costs

Each party will be responsible for their own legal costs.

Viewing



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Offices in Newbury, Bracknell and Maidenhead