



Chartered Surveyors &
Commercial Property Consultants

RETAIL INVESTMENT

FOR SALE

**45 BARTHOLOMEW STREET, NEWBURY
WEST BERKSHIRE, RG14 5QA**

840 SQ FT (77.99 SQ M)



CURRENTLY PRODUCING A RENT OF £12,000 PER ANNUM

**AT THE END OF THE LEASE THERE IS POTENTIAL TO RETAIN AS A
COMMERCIAL INVESTMENT OR TO CONVERT TO RESIDENTIAL (STP)**

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

www.quintons.co.uk

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 is situated on Bartholomew Street, Newbury. Nearby Occupiers include Salon 46, Banks & Klein, Craftsman, Evergreen, Indigo Bay and Legends.

DESCRIPTION

The property comprises a four storey terraced building under a pitched tiled roof.

The property includes:-

- * Basement
- * WC
- * Kitchen
- * Display Window
- * Air Cooling
- * Electric Heating
- * Town Centre location
- * Situated close to planned Railway Station development

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	77.99	840

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of TBA and a score of TBA.

INVESTMENT INFORMATION

The property is let to Mrs Chun Lee Ting (Lotus Spa) on a 2 year lease from 13th June 2018. The lease is an extension to the original 5 year lease granted in June 2013. The rent payable is £12,000 per annum. The tenant pays all bills on top.

PROPOSAL

The investment is available to purchase at £195,000. At this level this shows a return on investment of 6.08% after normal purchasers costs.

VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

Email: shane@quintons.co.uk

April 2018