



Chartered Surveyors &
Commercial Property Consultants

THREE STOREY RETAIL UNIT

TO LET

**10 BARTHOLOMEW STREET, NEWBURY
WEST BERKSHIRE, RG14 5LL**

1,424 SQ FT (132.29 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 is situated within the pedestrianised area of Bartholomew Street, Newbury. Nearby occupiers include Café Nero, Laura Ashley and Cutting Bar.

DESCRIPTION

The property comprises a three storey premises comprising retail space to the ground floor with first and second floor upper parts, previously beautician rooms and storage. The ground is accessed via a large display window with central door leading into a well fitted retail area with laminate flooring, painted walls, suspended ceiling in part and inset fluorescent lighting and plastered ceiling with spotlighting. To the rear of the ground floor is an area currently used as a staff room which houses boiler and hot water cylinder. The first floor comprises four rooms and a number of storage cupboards. The rooms include laminate flooring, painted walls with windows providing natural light. The second floor comprises three rooms, again with laminate flooring and spotlighting.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor Retail	59.68	642
Staff Room	10.949	118
First Floor	32.80	353
Second Floor	28.85	311
Total	132.279	1,424

RATING ASSESSMENT

Rateable Value GF £17,500

FF £4,150

Rates Payable GF £8,400 (2019/20)

FF £1,992 (2019/20)

ENERGY PERFORMANCE CERTIFICATE

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

PROPOSAL

The property is available on a new lease the length of which is open to negotiation.

The quoting rent is £22,500 per annum exclusive.

VAT is not applicable.

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Contact Mr Shane Prater

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Email: shane@quintons.co.uk

May 2019

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