



Chartered Surveyors &  
Commercial Property Consultants

## RETAIL UNIT

### TO LET

**63 BARTHOLOMEW STREET, NEWBURY  
BERKSHIRE, RG14 7BE**

**600 SQ FT (55.74 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 at the Southern end of Bartholomew Street, Newbury. Nearby occupiers include Hillier & Wilson, Aspire Accounting and Ascentia lettings.

## **DESCRIPTION**

A ground floor retail unit with large display window benefitting from A1 & A2 uses.

Internally the space includes main retail/office area, beyond which is a large useful storage area with kitchenette and WC.

The property includes suspended ceilings, carpets and inset lighting.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>55.74</b>	<b>600</b>

## **RATING ASSESSMENT**

Rateable Value £8,800

Rates Payable £4,320.80 (2019/20)

Those that qualify for small business rates relief wont pay any rates.

## **SERVICE CHARGE**

The service charge for the year commencing 1st January is approximately £440 including VAT per quarter.

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of C and a score of 70.

## **PROPOSAL**

The property is available on a new lease. The quoting rent is £10,500 per annum exclusive. VAT is not applicable.

## **LEGAL COSTS**

Each party to be responsible for their own costs.

## **VIEWING**

Contact Mr Shane Prater

Phone: 01635 551441

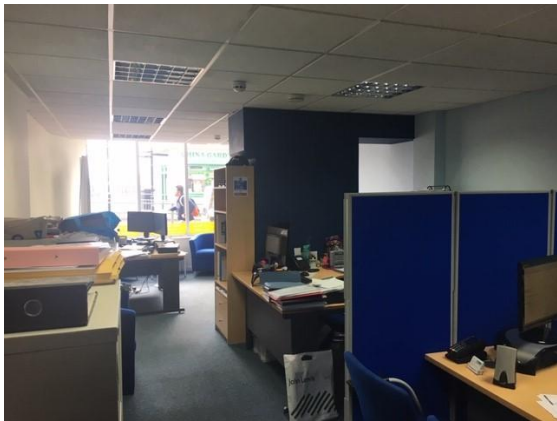
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May 2019

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