

TO LET

DV

DEAL VARNEY

01635 550211

www.dealvarney.co.uk

FIRST & SECOND FLOOR OFFICES

1,196 SQ FT (111 SQ M)



**153 BARTHOLOMEW STREET
NEWBURY
RG14 5HB**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
Tel: (01635) 550211 Fax: (01635) 34545 www.dealvarney.co.uk**

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Deal Varney (Newbury) Ltd. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.

Deal Varney (Newbury) Ltd Reg No. 5908510.

LOCATION

The property is located at the northern end of Bartholomew Street close to St. Nicolas Church and West Mills. This part of the street is pedestrianized between the hours of 10am and 6pm. The town centre multi storey car park is 2 minutes walk away.

DESCRIPTION

There is a ground floor door from Bartholomew Street leading to the first and second floors. The accommodation is arranged as individual offices with second floor kitchen and 2 WC's. There is no car parking.

The property has the following amenities;

- Gas fired central heating
- Carpeting throughout
- There is generally a good standard of decoration
- Category 2 fluorescent lighting
- The previous tenant has installed ducting throughout the property to provide cabling. (We cannot guarantee serviceability of the cabling).

ACCOMMODATION

First floor offices:	538 sq ft
Stores:	100 sq ft
Second floor offices:	475 sq ft
Kitchen:	<u>83 sq ft</u>
	1,196 sq ft

These areas are assessed on a net internal basis in accordance with the RICS Code of Measuring Practice.

TENURE

Our clients can offer short or medium term leases and will offer a high degree

of flexibility including break clauses etc. Our clients own the freehold and therefore a long term lease can be offered.

RENT

£11,000 p.a.

VAT

We are advised VAT is not charged in respect of this property.

RATES

Rateable Value: £6,900.00

Rates Payable: £3,222.30 (2009/2010)

We recommend that all interested parties make their own enquiries to West Berkshire District Council to ensure this information is correct.

VIEWING

Strictly by prior appointment with sole agents:



(01635) 550211

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associates or through the website www.commercialleasecodeew.co.uk

RD/msw/153BartholomewSt
Subject to Contract
Details prepared April 2009