

TO LET



RESTAURANT PREMISES (POTENTIAL FOR A5 TAKEAWAY)



**101 BARTHOLOMEW STREET
NEWBURY
BERKSHIRE
RG14 5DY**

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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

Bartholomew Street is located to the south side of Newbury Town Centre and is one of the main retail streets within the town. The property itself is situated on the eastern side of Bartholomew Street, approximately mid-way between the Kennet Centre shopping mall and the bridge over the mainline railway. Bartholomew Street is a popular secondary retail location with a number of specialist independent shop units. In recent years a number of restaurants and hot food takeaway operators have located in Bartholomew Street and there are approximately 6 restaurant type businesses in this location

DESCRIPTION

Planning consent has recently been obtained for conversion of the ground floor retail unit into A3 restaurant. These conversion works have still to be carried out and it is the landlord's intention that the works will be completed by the ingoing tenant in exchange for a rent free period. There is access to the rear for deliveries to the kitchen and stores.

ACCOMMODATION

On completion of the refurbishment works the property will provide the following net lettable floor areas.

Ground floor restaurant and storage area:	846 sq ft
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There is a WC on the ground floor and a storage corridor which we believe could be converted to provide additional WC accommodation. This area is not included in the floor area quoted above.

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed. Preference will be given to a lease in excess of 15 years with provision for 5 yearly upward only rent reviews.

RENT

£16,500 per annum, exclusive of all other outgoings. We understand that VAT is not charged on the rent but the landlord retains the right to do so in future if necessary. Rent is to be paid quarterly in advance.

RATES

The property will need to be assessed for rates following completion of the refurbishment works.

OCCUPATIONAL COSTS

The tenant will be responsible for all occupational costs associated with use of the building to include utilities such as gas, electricity, water rates and building insurance. The landlord will insure the property and recoup the cost of the premium from the tenant. The tenant will be responsible for their own independent contents insurance.

PLANNING

The property has planning consent for A3 restaurant. It is our opinion that it would be suitable as an A5 takeaway although planning consent will be required for this use. Subject to planning offers will be considered.

LEGAL FEES

Each party to be responsible for their own legal fees.

VIEWING

Strictly by prior appointment with sole agents;

DEAL VARNEY
(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.commercialeascodeew.co.uk

JV/msw/details.101BartholomewSt JVp
SUBJECT TO CONTRACT
Details amended May 2009.