

FOR SALE / TO LET



SHOP WITH UPPER PARTS

2,018 SQ FT



**100 BARTHOLOMEW STREET
NEWBURY
RG14 5DY**

**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

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 is situated on the eastern side of Bartholomew Street, approximately midway 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 shops and restaurants. This part of Bartholomew Street is still open to vehicular traffic and there is free roadside parking immediately in front of the property.

DESCRIPTION

This is a self-contained building providing ground floor retail accommodation with first and second floor offices and storage space. WC facilities are situated at the rear of the building on the ground floor and access to the upper parts is via a spiral staircase leading directly from the retail area.

ACCOMMODATION

Ground Floor:	1,363 sq ft
First Floor:	419 sq ft
Second Floor:	236 sq ft
Total:	2,018 sq ft

These areas have been calculated on a net basis in accordance with the RICS Code of Measuring Practice.

The shop front is 14ft 3ins wide and the maximum width of the shop is 21ft 2ins. The total depth of the property is 77ft.

PLANNING

The property has A1 retail consent on the ground floor and ancillary offices on the first and second floor. We believe that alternative uses will be permitted subject to planning consent which will include restaurant and takeaway but all interested parties should make their own investigations with West Berkshire District Council to obtain further information on any alternative use.

TERMS

The building is offered for sale freehold with vacant possession or to let on a new lease term to be agreed.

PRICE

£360,000

RENT

£27,000 p.a.

VAT

VAT will not be charged on the rent or sale price.

RATES

Rateable Value: £15,000

Rates Payable: £ 6,390 (2011/12)

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

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 86 This is how energy efficient the building is.

VIEWING

Strictly by prior appointment with sole agents:



(01635) 550211