

# FOR SALE / TO LET



## TOWN CENTRE SHOP

558 SQ FT



**36 BARTHOLOMEW STREET  
NEWBURY  
RG14 5LL**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ  
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Deal Varney (Newbury) Ltd Reg No. 5908510.

## LOCATION

Bartholomew Street is one of the main retail streets within Newbury and is located on the south side of the town centre. The property is situated on the western side of Bartholomew Street and occupies a prominent position in an area that has not been pedestrianised and therefore enjoys a high level of passing traffic. In addition there is free roadside parking as well as reserved loading parking bays.

## DESCRIPTION

This is an attractive self-contained lock up shop unit with accommodation on the ground and first floors.

The ground floor provides open plan retail accommodation with a small store and yard at the rear. An open staircase provides access to the first floor which is also open plan with one WC and could be used for retail or office/storage purposes.

The dimensions are as follows;

### Ground Floor

Width: 10ft 4ins  
Depth: 27ft 4ins

### First Floor

Width: 10ft  
Depth: 27ft 6ins

## ACCOMMODATION

Ground Floor: 282 sq ft  
First Floor: 276 sq ft

Total: 558 sq ft

## TERMS

The property is offered for sale freehold or to let on a new full repairing and insurance lease for a term to be agreed.

## PRICE

£200,000

## RENT

£12,500 per annum, exclusive of all other outgoings.

## VAT

The property has not been elected for VAT and therefore VAT will not be charged on the sale price/rent.

## RATES

Rateable Value: £10,500

Rates Payable: £ 4,473 (2011/12)

If this is the occupiers sole commercial property they may be entitled to Small Business Rate Relief which could potentially reduce the rates payable to approximately £3,936. We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to obtain further information.

## LEGAL FEES

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by prior appointment with sole agents:



**(01635) 550211**

JV/msw/36BartholomewSt  
Subject to Contract  
Details prepared September 2011.