

TO LET



TOWN CENTRE RESTAURANT PREMISES

1,080 SQ FT (NET)



**16 BARTHOLOMEW STREET
NEWBURY
RG14 5LL**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
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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.

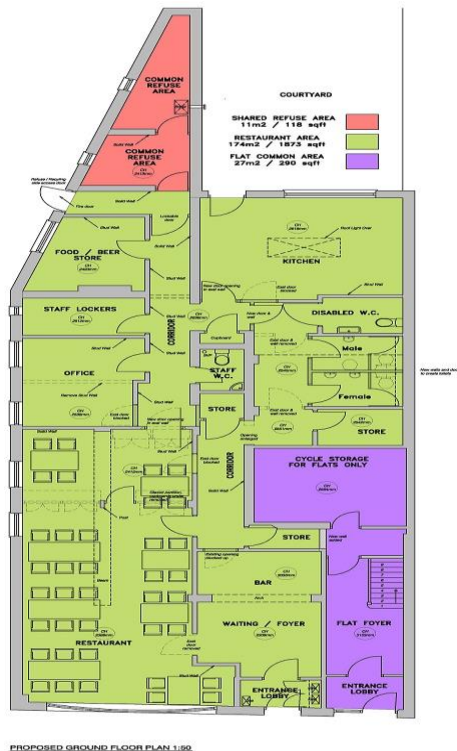
LOCATION

The property is situated on the western side of Bartholomew Street in the pedestrianized section directly opposite the Kennet Centre Shopping Mall. Other properties in the vicinity include Laura Ashley and The Newbury Bar. Bartholomew Street is one of the principal retail streets in the town centre and this location provides excellent access to Northbrook Street, the Market Place and numerous Council run car parks.

DESCRIPTION

15a-16 Bartholomew Street has been used previously as a restaurant on the ground floor and provides an excellent combination of reception/bar/dining area to the front of the building with separate customer and staff WC facilities, a number of storage rooms and a large open plan kitchen area. The landlord appreciates that an incoming tenant may wish to fully refurbish the building to reflect their own particular identity as a restaurant operation.

The attached plan is indicative of the internal configuration but some minor changes to this plan have been carried out but do not significantly affect the internal layout.



ACCOMMODATION

Restaurant, Bar & Reception Area:	588 sq ft
Rear storage rooms:	264 sq ft
Kitchen:	228 sq ft
Total:	1,080 sq ft

These areas have been measured on a net lettable basis and exclude the WC facilities and corridors.

TERMS

The property is offered to let on a new full repairing and insuring lease for a minimum term of 5 years.

RENT

£25,000 plus VAT, per annum, exclusive of all other outgoings. Rent is to be paid quarterly in advance.

RENT DEPOSIT

Subject to accounts and references on the ingoing tenant the landlord reserves the right to request a rent deposit

RATES

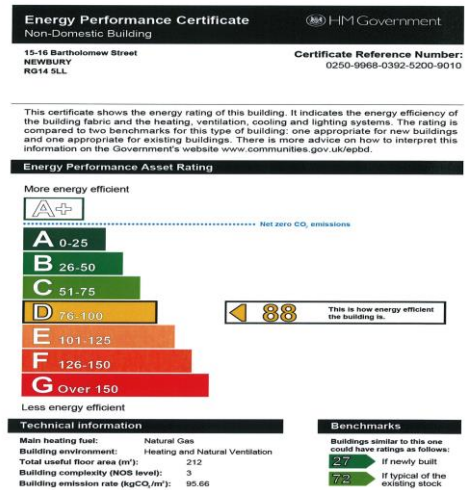
Rateable Value: £29,000
Rates Payable: £14,238 (2019/20)

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

CAR PARKING

No parking spaces are provided with the property but season tickets are available through West Berkshire District Council for the Kennet Centre Car Park directly opposite the property.

EPC



LEGAL COSTS

Each party to be responsible for their own legal costs.

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.commericalleasecodeew.co.uk