

TO LET



WORKSHOP / WAREHOUSE WITH ANCILLARY STORAGE

2,102 SQ FT



**50B BARTHOLOMEW STREET
NEWBURY
RG14 5QA**

**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 on the west side of Bartholomew street, mid-way between the junctions with Craven Road and St Nicolas Road. This is in the heart of Newbury town centre and Bartholomew Street is a secondary retail area approximately ¼ mile from the Newbury Railway Station.

DESCRIPTION

The main property is a brick construction beneath a pitched clay tile roof. Just inside the front door is a small former trade counter area/office and at the rear the building provides open workshop/storage space. A timber construction mezzanine floor has also been constructed above the trade counter area to provide additional storage.

At the rear of the main building is a single storey basic lean-to structure that provides additional storage space and to the side of this is a garage/store which offers more secure storage.

The property is supplied with single phase power but there are no WC facilities.

3 car parking spaces are provided on site.

ACCOMMODATION

Main workshop/store:	936 sq ft
Mezzanine:	402 sq ft
Rear store:	633 sq ft
Garage/store:	<u>131 sq ft</u>
Total:	2,102 sq ft

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£6,500 per annum, exclusive of all other outgoings. VAT will be paid in addition to the rent and rent is to be paid quarterly in advance.

RATES

Rateable Value: £5,500

Rates Payable: £2,766 (2020/21)

If this is the tenants only commercial property, they should qualify for 100% rates discount and pay zero.

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

EPC

The Energy Performance Certificate rating is E-111. A full copy of the EPC is available on request.

VIEWING

Strictly by prior appointment with sole agents;



(01635) 550211