

# TO LET



## TOWN CENTRE PREMISES IDEAL FOR USE AS CAFÉ/BAR/RESTAURANT

### 1,080 SQ FT



**16 BARTHOLOMEW STREET  
NEWBURY  
RG14 5LL**

**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

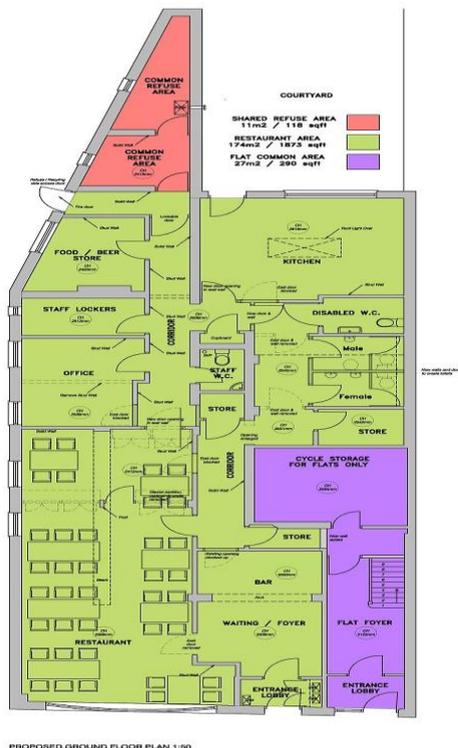
The property is situated on the western side of Bartholomew Street in the pedestrianized section directly opposite the Kennet Centre Shopping Mall. Other properties in the vicinity include The Newbury Bar, the new Weavers Yard residential development on Market Street and Pearl House, the new retirement homes adjacent to the property. Further residential development is planned directly opposite the property when the Kennet Centre is redeveloped as the Eagle Quarter.

## DESCRIPTION

16 Bartholomew Street has just undergone a comprehensive refurbishment to create attractive accommodation suitable for use as a café, bar or restaurant. Both customer and staff toilets have been refitted. The kitchen has been upgraded and still leaves scope for the tenant to undertake a final fit out to make it suitable for their own catering purposes. A new commercial gas supply has been installed and new electric distribution boards.

The building is ready for immediate occupation but the landlord appreciates the incoming tenant may wish to undertake further redecoration works to put their stamp on the building.

The attached plan is indicative of the internal configuration but some changes have occurred since this plan was prepared so it should be used for guidance purposes only.



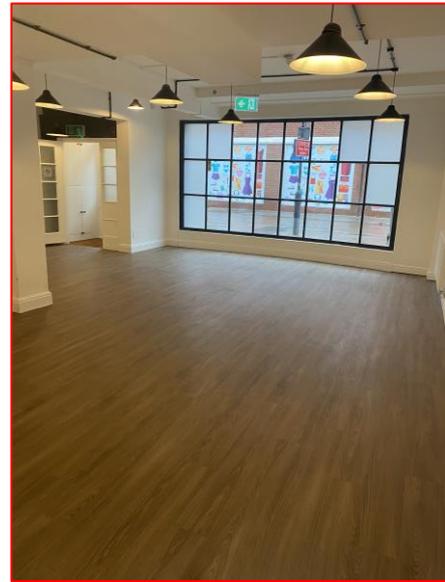
## ACCOMMODATION

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.

## RESIDENTIAL

If residential accommodation is required there is the possibility that a two bedroom flat above the restaurant could be made available to rent under a separate tenancy agreement.



## 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 incoming tenant the landlord reserves the right to request a rent deposit

## RATES

Rateable Value: £29,000  
Rates Payable: £14,471 (2021/22)

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

The Energy Performance Certificate rating is D-88. A full copy of the EPC is available for inspection if required.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

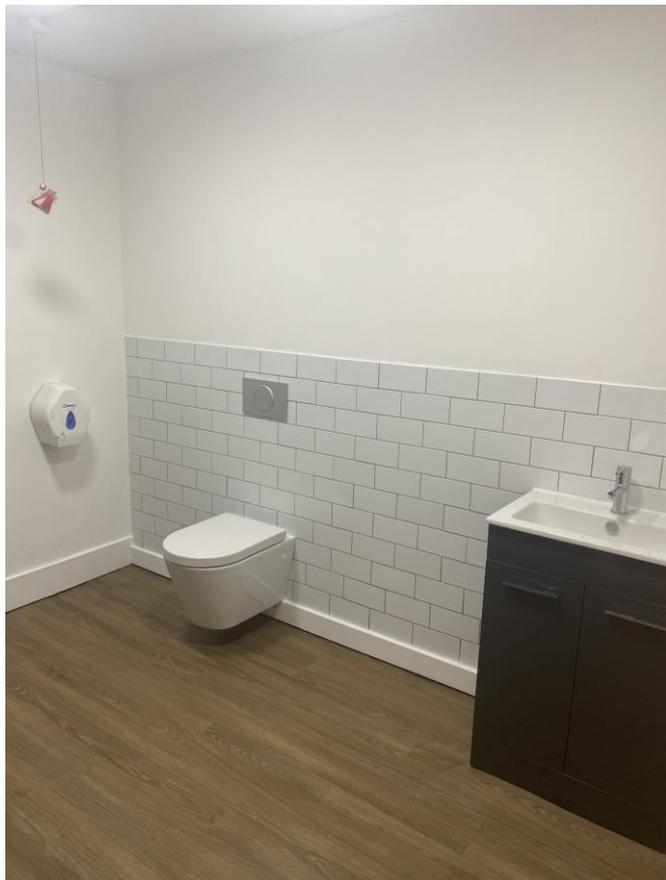
## VIEWING

Strictly by prior appointment with sole agents:

**DEAL VARNEY**  
**(01635) 550211**



Bar/service counter with sink and storage cupboards behind



Fully refurbished WC



Shop/restaurant



Kitchen with new mains gas supply and vinyl floor awaiting tenant fitout



Rear section of shop/restaurant