

TO LET



RETAIL / STUDIO / BUSINESS UNIT

430 SQ FT
GROSS INTERNAL AREA



**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.

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 property is scheduled to undergo major refurbishment and on completion will be a mixed use development with the shop/studio/business unit at the front facing Bartholomew Street, and a number of residential units to the rear on both ground and first floor levels.

The shop unit will be totally self-contained with its own private entrance door and 1 WC. It will be finished to a shell condition so the ingoing tenant will be required to undertake a degree of fitting out to make it suitable for their specific purpose. However, it will have a new window and door at the front so only internal fit out will be required.

A variety of uses will be considered to include retail, tattoo parlour, nail bar, small workshop etc.

ACCOMMODATION

Subject to final measurements on completion of the building works the anticipated building dimensions are as follows;

Maximum depth: 22ft
Maximum width: 18ft

The gross internal area, including the WC will be approximately 430 sq ft.

TERMS

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

RENT

£12,950 plus VAT, per annum, exclusive of all other outgoings.

RENT DEPOSIT

Subject to the covenant strength of the ingoing tenant the landlord will reserve the right to request a rent deposit of at least one quarters rent plus VAT.

RATES

The rateable value will be assessed on completion of the building works. However, given the size of the property it is highly likely that this building will enable the occupier to qualify for 100% rates relief under the Small Business Rates Relief Scheme if it is their only commercial property.

All interested parties should make further enquiries with West Berkshire District Council.

ENERGY PERFORMANCE CERTIFICATE

Due to the size of the property an EPC is not required.

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.commercialleasecodeew.co.uk

JV/msw/50bBartholomewSt
Subject to Contract
Details prepared November 2021

