

**109 Bartholomew Street  
Newbury, RG14 5DT**



Small Retail Shop

With Parking

**365 sq ft**

**TO LET**

**OUR NEW ADDRESS: 12 WEST MILLS YARD, KENNET ROAD, NEWBURY, BERKSHIRE RG14 5LP**

**TEL: 01635 584188**

**2nd Floor, Brook House, 60-62 Northbrook Street, Newbury RG14 1AH T 01635 42631 M 07958 539450**

**RICHARDSON-COMMERCIAL.CO.UK**

**IMPORTANT:**

Richardson Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Richardson Commercial (and their Joint Agents where applicable) has any authority to make or give any representation or warranty whatsoever in relation to the property; (iv) rents quoted in the above particulars may be subject to VAT in addition.

**Location**

The property occupies a prominent position on Bartholomew Street and is close to the Kennet Centre, Cinema, public car-parks and railway station.

Nearby occupiers include Banjo Cycles, Sovereign Housing Association as well as a host of residential estate agents.

**Description**

Comprising a mid-terrace lock-up retail unit with rear kitchenette and WC, as well as a small storage area leading to car-parking at rear.

**Amenities**

- **Lock-up Shop**
- **Fully Fitted**
- **Suspended Ceilings**
- **WC Facilities**
- **1 Car-Parking Space**

**Tenure**

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

**Rent**

Rental offers in the region of £10,500 per annum exclusive are requested.

It should be noted that a low start rent is available on this property.

**Business Rates**

The property has a rateable value as follows:-

Rateable Value:           £12,000

The property qualifies for Small Business Rate Relief and interested parties should make their own enquiries with West Berkshire District Council for further information.

**Service Charge**

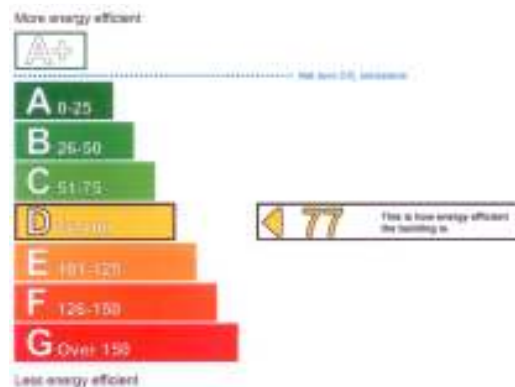
The right to levy a service charge to cover common areas is reserved by any lease.

**Buildings Insurance**

To be advised.

**VAT**

Unless otherwise stated the rent quoted is exclusive of VAT. Any lessees must satisfy themselves as to the incidence of VAT.

**Energy Performance Certificate****Legal Fees**

Each party will be responsible for their own legal costs.

**Viewing**

Strictly by appointment with the joint agents:

**Richardson Commercial**

**Paul Richardson**

**T: 01635 584188**

**E: [paul@richardson-commercial.co.uk](mailto:paul@richardson-commercial.co.uk)**

**Or**

Brunsdon Associates   T: 01635 255501

September 2012.

**Subject to Contract**