

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



Small Retail Shop in Busy Location

Suitable for Other Uses (subject to planning)

330 sq ft (30.66 sq m)

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: (1) 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; (2) 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; (3) 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; (4) rents quoted in the above particulars may be subject to VAT in addition.

Location

This shop property is located just to the south of the town centre in a busy secondary position. Bartholomew Street has been the subject of substantial improvements over the last few years and is now a popular location for independent retailers, restaurants and other specialist shops.

Description

The property comprises a ground floor shop with a store/office/kitchen to the rear with toilet facilities.

Accommodation**The Shop**

The shop has a glazed timber frontage with a central doorway. The overall frontage is 18' (5.48m), internal width 16' (4.87m), depth 13'6" (4.1m). The shop is currently well fitted with tiled floor and spot light.

Store/Office/Kitchen

To the rear and well fitted with a stainless steel sink unit with electric water heater and fitted worktops. To the rear of the property is a wc with wash-hand basin and electric water heater.

Floor Area

Shop	19.79 sq m	213 sq ft
Store/Office/ Kitchen	10.87 sq m	117 sq ft
Total	30.66 sq m	330 sq ft

Tenure

The property is available to let on a tenant's full repairing and insuring lease for a minimum of three years at a commencing rental of £7,500 per annum exclusive.

Business Rates

Rateable Value	£4,450
Rates Payable	£2,055.90

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

VAT

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

Legal Fees

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment with the agents:

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May 2011.

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