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Properties in West Berkshire and North Hampshire

Brunsdens
ASSOCIATES 

**149 BARTHOLOMEW STREET
NEWBURY
BERKSHIRE
RG14 5HB**



AVAILABLE NOW

**OUTSTANDING RETAIL OPPORTUNITY
GROUND FLOOR RETAIL SHOP IN BUSY MARKET TOWN
LOCATION**

**Approximately 1,035 sq ft (97 sqm) in total
Available to let on new lease**

- Main street and return frontages
- Prominent location
- Available now
- New lease

THE PROPERTY

An attractive Listed ground floor retail shop with a useful double frontage return sales window.

LOCATION

Set in the established yet still busy part of town centre in this thriving West Berkshire Market Town. Set close to the Kennet Centre with supporting businesses in the immediate location including Café Nero, Snappy Snaps, Fat Face and Lloyds Bank.

THE PROPERTY

Areas are approximate:

Main Retail Area	680 sq ft	(63 sqm)
Basement Retail Area	243 sq ft	(22.5 sqm)
Storage etc.	112 sq ft	(10.4 sqm)
TOTAL:	1,035 sq ft	(96 sqm)

PROPOSAL

A new FRI Lease for a term to be agreed.

RENT

£21,000 per annum payable quarterly in advance.

VAT

Not chargeable on the rent but is on service charge.

SERVICE CHARGE & BUILDINGS INSURANCE

Service Charge - £500 plus VAT per annum

Insurance - £500 per annum

BUSINESS RATES

We have been advised by West Berkshire District Council that the **Rateable Value is: £25,750** with **Rates Payable of: £12,721.63** for 2018/19.

NB. Please note that you should personally check this information direct with West Berkshire Council and this property may be affected by the Newbury BID surcharge on Business Rates.

VIEWING

By strict appointment please with the Sole Agents **Brunsdon Associates**

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