



Chartered Surveyors &  
Commercial Property Consultants

**RETAIL / OFFICE**

**TO LET / FOR SALE**

**GROUND FLOOR**

**31 - 34 BARTHOLOMEW STREET, NEWBURY  
WEST BERKSHIRE, RG14 5LL**

**896 SQ FT (83.24 SQ M)**



**6 MONTHS RENT FREE**

**PLANNING FOR 2 X 1 BEDROOM APARTMENTS**

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

Situated in the vibrant heart of Newbury, The property is situated on the ground floor of an exclusive modern development.

Convenience on your doorstep, the property is on the doorstep of all that Newbury has to offer, including the excellent town centre:

- \* A short walk to great shopping, restaurants, pubs, cafes and other places of culture and heritage
- \* Close to Newbury's many fantastic green spaces
- \* Walking distance to train station (direct link to London Paddington)
- \* Excellent links to the A339, A34 & M4 Junction 13

## **DESCRIPTION**

The property comprises a brand new ground floor retail space which has Class E planning consent. The property also benefits from planning to create 2 x 1 bedroom apartments.

The property is currently completed to a shell finish.

The property does include connections to foul, water, electric and BT.

## **ACCOMMODATION**

|              | <b>Sq. M.</b> | <b>Sq. Ft.</b> |
|--------------|---------------|----------------|
| <b>Total</b> | <b>83.24</b>  | <b>896</b>     |

## **RATING ASSESSMENT**

Rateable Value £not assessed

Rates Payable £not assessed

## **SERVICE CHARGE**

A service charge may be levied for common parts

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of C and a score of 56.

## **PROPOSAL**

The property is available to rent on a lease, the length of which is open to negotiation or on a purchase based on a 999 year lease. The quoting rent is £20,000 per annum exclusive for the rent with 6 months rent free or guide price on the purchase of offers over £125,000.

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## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)  
August 2024



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