



Chartered Surveyors &
Commercial Property Consultants

SHOP

TO LET

**139 BARTHOLOMEW STREET
THE KENNET CENTRE, NEWBURY
WEST BERKSHIRE, RG14 5EN**

5,854 SQ FT



MONTHLY COSTS FROM £1,500

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

www.quintons.co.uk

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

The Kennet Centre is situated at the heart of Newbury Town Centre. All amenities are a short walk to include railway, bus etc.

The centre is served by an adjacent 500 space car park with further car parking within close proximity.

Current occupiers include Caffè Nero, Poundland, Subway, Shoezone and F Hinds jewellers to name a few.

DESCRIPTION/PROPOSAL

The Kennet Centre - Newburys only covered Shopping Centre.

We are looking for independents or existing operators to occupy the vacant space.

We can offer:

- A range of different sized units to suit your needs
- Guaranteed occupation until January 2025
- Quick and easy decisions
- Pre-drafted licences/leases to save on legal costs
- Competitive rental deals available

ENERGY PERFORMANCE CERTIFICATE

EPC's are available upon request.

COSTS PER YEAR

Service Charge	£15,727
Insurance	£1,685
Total	£17,412 (£1,451 per month) ex rates and VAT

Rates Payable are £39,424 per year but up to 75% discount is available.

LEGAL COSTS

Occupation is available quickly via a Tenancy at Will at a cost of £500 plus VAT.

FURTHER INFORMATION/VIEWING/COSTS

Contact Mr Shane Prater
Phone: 01635 551441
Email: shane@quintons.co.uk
April 2023

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