



Chartered Surveyors &  
Commercial Property Consultants

## PROMINENT RETAIL UNIT

### TO LET

**GROUND FLOOR, 154 BARTHOLOMEW STREET  
NEWBURY, WEST BERKSHIRE, RG14 5HB**

**1,025 SQ FT (95.22 SQ M)**



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**

The property occupies a central position within Newbury Town Centre. The property lies at the corner of Bartholomew Street and Mansion House Street both of which lead to Northbrook Street.

Nearby occupiers include Lloyds Bank Plc, British Red Cross, Holland & Barrett and Caffè Nero.

## **DESCRIPTION**

The property comprises a ground floor retail unit with large store, kitchen and WC.

The property is grade 2 listed.

Internally the main retail area includes timber flooring, painted walls, suspended ceiling with a mix of lighting and air conditioning.

The store could form part of the main retail area and includes timber floor, painted walls, spot lights and air conditioning.

Back of house includes a good sized kitchen with WC.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>95.22</b>	<b>1,025</b>

## **RATING ASSESSMENT**

Rateable Value £29,250

Rates Payable £14,595.75 (2024/25)

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of TBA and a score of TBA.

## **PROPOSAL**

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £25,000 per annum exclusive. VAT is applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

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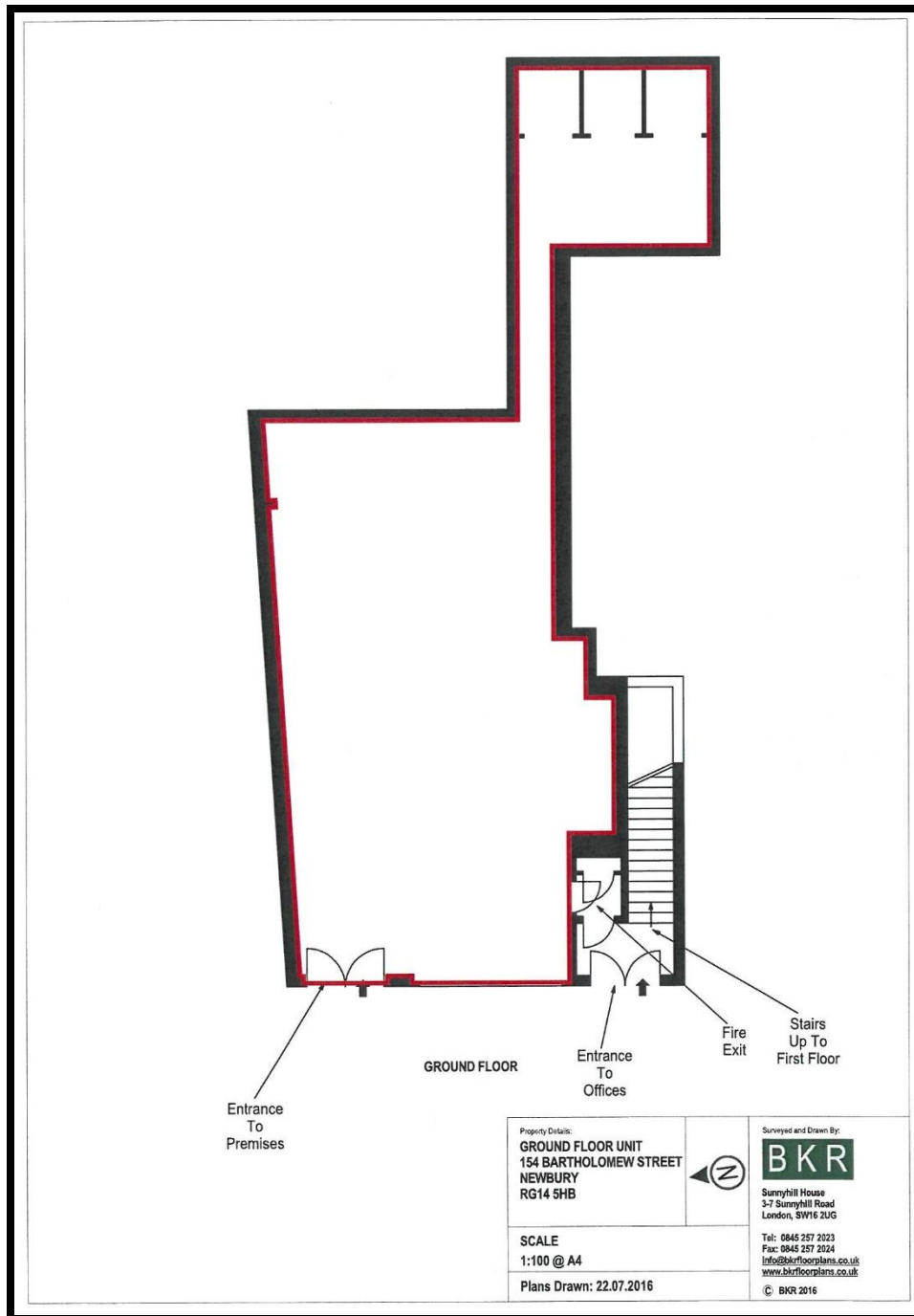
## VIEWING

Contact Mr Shane Prater

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June 2024



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