



Chartered Surveyors &
Commercial Property Consultants

RETAIL INVESTMENT

FOR SALE

**GROUND FLOOR, 115 BARTHOLOMEW STREET
NEWBURY, WEST BERKSHIRE, RG14 5DT**

450 SQ FT (41.8 SQ M)



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 property occupies a prominent position on Bartholomew Street, Newbury.

Nearby occupiers include Jones Robinson Estate Agents, Warhammer, The Dolphin Pub and Pizza-2-night.

DESCRIPTION

The property comprises a ground floor retail unit set within the heart of Bartholomew Street.

The property includes display windows, strip florescent lighting, suspended ceiling, WC and kitchen facility.

The property also benefits from a basement which is useable for storage

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	41.8	450

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 69.

TENANCY INFORMATION

The property is let to Fit Cookie Newbury Ltd from 1st April 2022 for 5 years. The rent payable is £10,000 per annum exclusive.

PROPOSAL

The property is to purchase on a long lease of 250 years. Offers are sought in the region of £115,000. VAT is applicable.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk
February 2025

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.