

RETAIL INVESTMENT

FOR SALE

**114 BARTHOLOMEW STREET
NEWBURY, WEST BERKSHIRE, RG14 5DT**

568 SQ FT (52.77 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 prominent position on Bartholomew Street, Newbury.

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

DESCRIPTION

The property comprises a ground floor retail unit within a 3 storey brick built building with pitched tiled roof.

Facilities include display windows, basement store, strip lighting, carpeted floors, suspended ceiling, WC and kitchen facility.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	52.77	568

TENANT INFORMATION

Games Workshop Ltd (Company number 01467092) Trading as Warhammer. The highlights of their last 3 years accounts show the following:-

2022 - £337.7m Sales/ Profit £144.5m

2021 - £360.09m Sales/ Profit £175.1m

2020 - £319.6m Sales/ Profit £151.1m

EPC

This property has an EPC rating of D and a score of 80.

LEGAL COSTS

Each party to be responsible for their own legal costs.

PROPOSAL

The property is let to Games Workshop Ltd on a 10 year lease dated 3rd November 2019. The rent passing is £14,000 per annum. Games Workshop have been in occupation since 2009.

We are instructed to sell the property on a 250 year lease seeking offers in the region of £142,000.

VAT is applicable.

VIEWING

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

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