



Chartered Surveyors &
Commercial Property Consultants

TWO RETAIL & TWO 1 BEDROOM APARTMENTS FOR SALE

**38A & 38B BARTHOLOMEW STREET, NEWBURY,
BERKSHIRE, RG14 5LL**

1,899 SQ FT (176.42 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 is located on Bartholomew Street near to the junction with Market Street. Nearby occupiers include Jones Robinson Estate Agents, Tax Assist Accountants and Willow & Bloom Florist.

DESCRIPTION

The property comprises two ground floor retail units with two, one-bedroomed flats above, set within a terrace of similar properties.

Ground floor of 38a is occupied as an Indian takeaway and includes front retail/collection area with kitchen and prep area behind together with stores and WC.

38b will be available vacant and includes main retail area with separate work room. To the rear are stores and WC facility.

Both flats are generally identical and include a communal entrance lobby leading to hallways in each flat, off which is access to one bedroom, bathroom, sitting room and kitchen.

The property can be purchased with the benefit of the lease at 38A which is for a term of 20 years, expiring May 2038. The rent passing is £12,000 per annum. The upper floors have tenants with no formal agreement in place, providing a total income of £14,040 per annum. The total income is £26,040 per annum exclusive.

ACCOMMODATION

38a Bartholomew Street.	Sq.M	Sq.Ft
Ground Floor – Retail Area	29.42	317
Rear Area (including Kitchen store and WC)	16.619	179
Subtotal	46.04	496
38b Bartholomew Street.		
Ground Floor	40.276	434
Flat 38a	45.14	486
Flat 38b	44.858	483
Total	176.31	1,899

ENERGY PERFORMANCE CERTIFICATE

38A has an EPC rating of D-85. The rest are TBC

PROPOSAL

The property is available freehold and we are to seek offers in excess of £300,000. VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Tom Price

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Email: tom@quintons.co.uk



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