



Chartered Surveyors &
Commercial Property Consultants

THREE STOREY RETAIL / OFFICE BUILDING FOR SALE

**44 BARTHOLOMEW STREET, NEWBURY
WEST BERKSHIRE, RG14 5QA**

588 SQ FT (54.62 SQ M)



BEST BIDS DUE FRIDAY 5TH APRIL 2024

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 is situated within the heart of Bartholomew Street, Newbury. Nearby occupiers include HCA accountants, Banks & Klein hair salon, Best Western Launderette and salon 46.

DESCRIPTION

The property comprises a three-storey listed mid-terrace office/retail building located at the heart of Bartholomew Street. Internally the ground floor comprises open plan space which could be used as office or retail. To the rear of the ground floor office there is a WC and kitchen facility plus access to the rear courtyard. The first floor is accessed via a staircase which leads to a front and rear office. From the first floor there are stairs leading to the second floor where a single office can be found.

The property has potential to convert to residential subject to planning.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	17.00	183
Ground Floor Kitchen	3.06	33
First Floor Front	16.82	181
First Floor Rear	6.87	74
Second Floor	10.87	117
Total	54.62	588

RATING ASSESSMENT

Rateable Value £7,300

Rates Payable £3,642.70 (2023/24)

For those that qualify for small business rates relief no rates will be payable.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 124.

PROPOSAL

The property is available to purchase freehold. Offers are sought in excess of £90,000. VAT is not applicable. Best bids due Friday 5th April at 12 noon.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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.

VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk
March 2024



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.