

## RETAIL UNIT

## TO LET

**152 BARTHOLOMEW STREET, NEWBURY,  
BERKSHIRE, RG14 5HB**

**472 SQ FT (43.85 SQ M)**



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

**[www.quintons.co.uk](http://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 Between Jennings Betting Shop and Inn at Home (Independent Off Licence).

## **DESCRIPTION**

The property is a well-positioned retail unit located on the pedestrianised historic section of Bartholomew Street in Newbury.

Recently, the property underwent a complete refurbishment, including the installation of a beautiful new display shop front and door. Inside, the space has been transformed into a pristine white box with a lovely brick-feature wall. The unit is equipped with electric heating and LED lighting.

Additionally, at the rear of the property, there is a newly added kitchen area, along with a WC located beyond it.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>43.85</b>	<b>472</b>

## **RATING ASSESSMENT**

Rateable Value £tba

Rates Payable £tba

We envisage the rates being under the small business rates threshold meaning no rates will be payable.

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of D and a score of 82.

## **PROPOSAL**

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £12,500 per annum exclusive. VAT is not applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Mr Shane Prater

Phone: 01635 551441

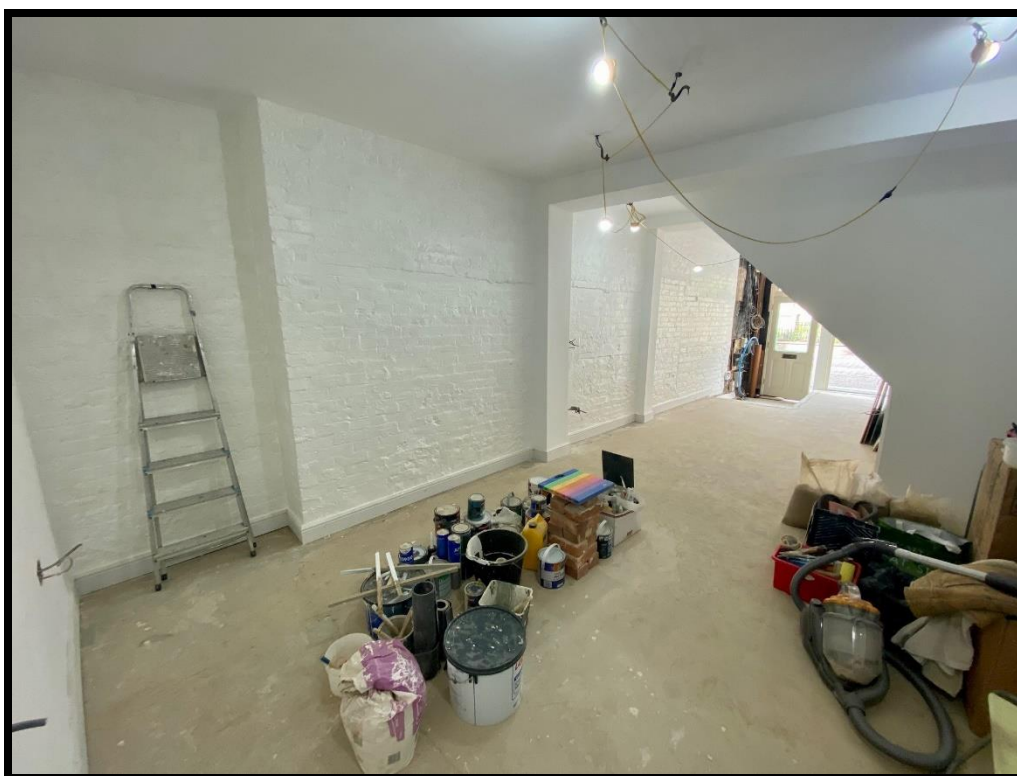
Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)

October 2023

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

**[www.quintons.co.uk](http://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.



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

[www.quintons.co.uk](http://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.