

88 Bartholomew Street
Newbury, RG14 5DY



Retail Shop
With Parking

576 sq ft

TO LET

TEL: 01635 282566

RICHARDSON-COMMERCIAL.CO.UK

IMPORTANT:

Richardson Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Richardson Commercial (and their Joint Agents where applicable) has any authority to make or give any representation or warranty whatever in relation to the property; (iv) rents quoted in the above particulars may be subject to VAT in addition.

Location

The property occupies a prominent position on Bartholomew Street opposite the junction with St Michael's Road, close to the Kennet Centre, Cinema, public car-parks and railway station.

There is 30 minutes free parking in Bartholomew Street.

Description

Comprising a mid-terrace lock-up retail unit with rear store, kitchenette and WC, as well as a single parking space at the rear. To the front is an open planned retail unit which is presently undergoing refurbishment.

Amenities

- Lock-up Shop
- Fully Fitted
- WC Facilities
- Kitchen Facilities
- 1 Car-Parking Space

Tenure

The property is available to let under a new full repairing and insuring lease for a term to be agreed.

Rent

Rental offers in the region of £12,000 per annum exclusive are requested.

Business Rates

The property has a rateable value as follows:-

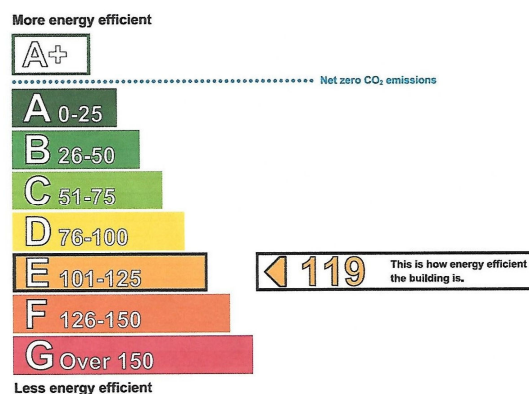
Rateable Value: £9,100

The property may qualify for Small Business Rate Relief and interested parties should make their own enquiries with West Berkshire District Council for further information.

VAT

The property is not subject to VAT.

Energy Performance Certificate



Legal Fees

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment with the agent:

Richardson Commercial

Paul Richardson

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July 2016.

Subject to Contract