



Chartered Surveyors &  
Commercial Property Consultants

## RETAIL UNIT WITH UPPER PARTS

### FOR SALE

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

**1,303 SQ FT (121.05 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 situated within Newbury town centre. Northbrook Street and Parkway are just over the bridge.

Main arterial routes to include the A339, A34 and M4 are within a few minutes drive.

Newbury is home to Vodafone, Microfocus and many other IT and service based companies with retailers to include John Lewis, Debenhams, Costa Coffee, Cafe Nero and Camp Hopson

## **DESCRIPTION**

The property comprises a mid-terraced three-storey brick built building with pitched slate roof. The ground floor is laid out as retail space with stairs leading to two rooms on the first floor and two rooms on the second floor.

The ground floor includes display window, laminate flooring, painted walls, suspended ceiling with inset lighting and an air conditioning unit serving the retail areas. To the rear of the shop there is a stores area and WC facility comprising low-level toilet and sink.

Stairs lead to the upper floors. On the first floor there is a large room to the front with carpet to the floor, painted walls and plaster ceiling with pendant light. To the rear of the first floor the area is used as a quasi-kitchen/office, which includes stainless steel sink and drainer, two base units, two walls units, carpet to the floor and built-in desk.

Stairs lead to the second floor, where to the front the space comprises carpet to the floor, pendant lighting, feature fireplace and window to the front and to the rear a room with carpet to the floor, window to the rear and pendant light fitting.

The property has no parking and is landlocked, the only means of access is via the front door.

## **ACCOMMODATION**

Ground Floor Retail	54.0048 sq. m.	581 sq. ft.
Rear Stores	7.6580 sq. m.	82 sq. ft.
First Floor Front	19.4990 sq. m.	210 sq. ft.
First Floor Rear	10.8510 sq. m.	117 sq. ft.
Under stairs Cupboard	1.2390 sq. m.	13 sq. ft.
Second Floor Front	13.6200 sq. m.	147 sq. ft.
Second Floor Rear	14.2580 sq. m.	153 sq. ft.
<b>Total</b>	<b>121.1298 sq. m.</b>	<b>1,303 sq. ft.</b>

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## **RATING ASSESSMENT**

Rateable Value: £20,250

Rates Payable: £10,104.75 (2020/21)

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of TBA and a score of TBA.

## **PROPOSAL**

Offers are sought in excess of £250,000 (Two Hundred and Fifty Thousand Pounds).

VAT is 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)

November 2019

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