



Chartered Surveyors &
Commercial Property Consultants

OFFICE INVESTMENT / DEVELOPMENT

FOR SALE

FIRST & SECOND FLOORS
116 BARTHOLOMEW STREET
NEWBURY, WEST BERKSHIRE, RG14 5DT
2,230 SQ FT (207.17 SQ M) NET INTERNAL



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 on Bartholomew Street, Newbury. Nearby occupiers include Jones Robinson, Academy Insurance, Warhammer and The Dolphin Pub.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	207.17	2,230

DESCRIPTION

The property comprises part of a three storey Grade II listed office building.

The space is used as offices, with facilities including:-

- * Carpets
- * Lighting
- * WC'S
- * Kitchen
- * Town centre location
- * 3 Parking Spaces

The property has scope for conversion to residential subject to Freeholders consent and planning permission.

RATING ASSESSMENT

Rateable Value	£13,750
Rates Payable	£6,600.00 (2018/19)

Those that qualify for small business rates relief can receive a rates discount which we have calculated as £3,737.69. Interested parties are asked to confirm with West Berkshire Council.

ENERGY PERFORMANCE CERTIFICATE

This property is listed and therefore no EPC is required.

LEASE DETAILS

The property is let to to Ressance Limited for a term of 10 years from 2nd November 2016. The rent passing is £30,000 per annum exclusive. There is a rent review at year 5 (November 2021).

The tenants will relinquish the lease should a purchaser require the ability to redevelop the space to apartments.

PROPOSAL

Offers are sought in the region of £375,000 (Three Hundred & Seventy Five Thousand). At this level this would show a yield of 7.59%. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

Contact: Mr Shane Prater
Phone: 01635 551441
Email: shane@quintons.co.uk
June 2018

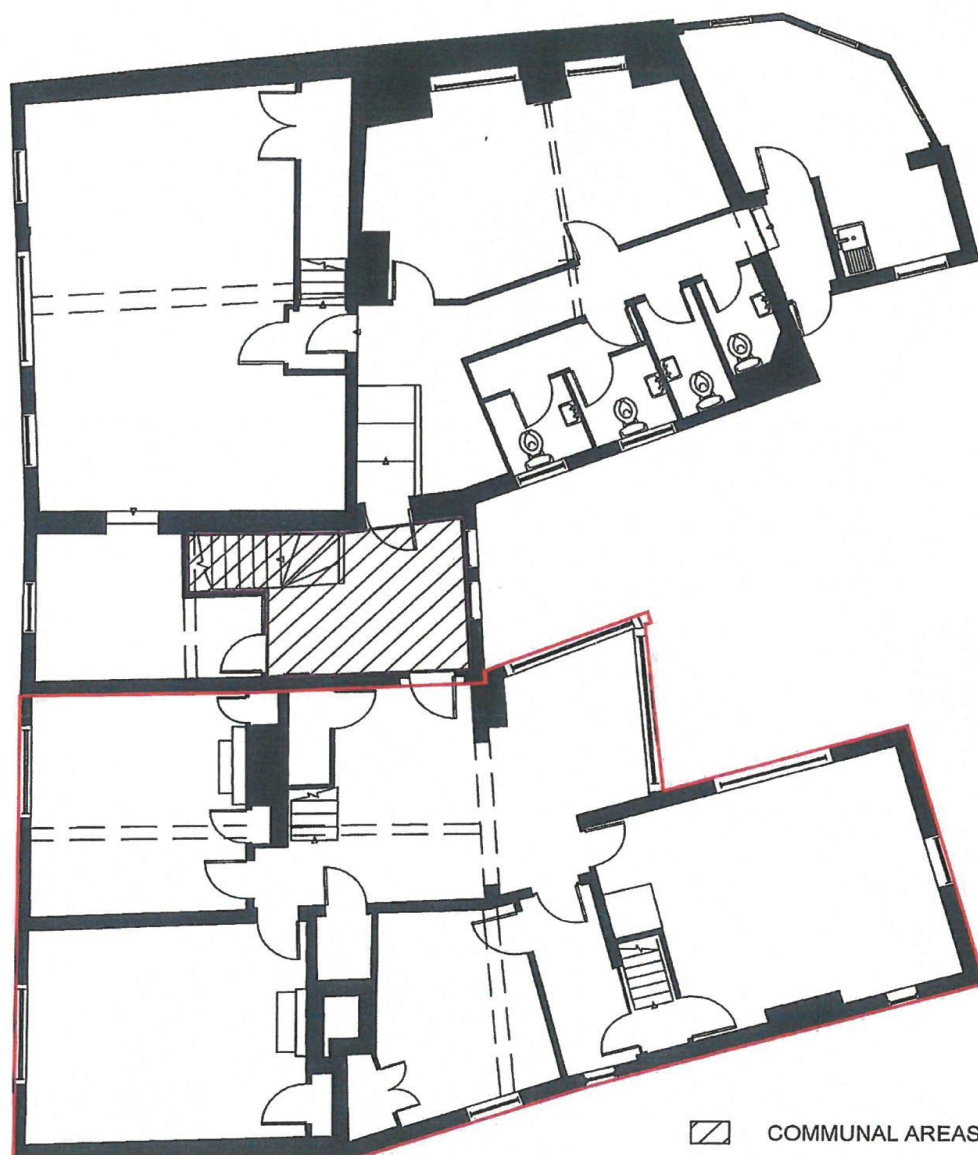
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Plan 1



FIRST FLOOR PLAN
1:100@A4

0 1 2 3 4 5 10m



SCALEBAR

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

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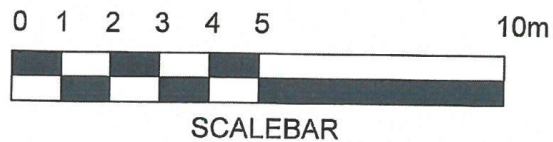
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Plan 2



SECOND FLOOR PLAN
1:100@A4



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