



Chartered Surveyors &
Commercial Property Consultants

PROMINENT RETAIL / OFFICE

FOR SALE

GROUND FLOOR

**UNION PLACE, 31 - 34 BARTHOLOMEW STREET, NEWBURY
WEST BERKSHIRE, RG14 5LQ**

1,000 SQ FT (92.90 SQ M)



PLANNING FOR 2 X 1 BEDROOM APARTMENTS

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 prominently situated on Bartholomew Street on the ground floor of an exclusive modern development and well situated for the Eagle Quarter development which is due to deliver over 300 new homes.

- * Walking distance to train station (direct link to London Paddington)
- * Excellent links to the A339, A34 & M4 Junction 13

DESCRIPTION

The property comprises a brand new ground floor retail space which has Class E planning consent. The property also benefits from planning to create 2 x 1 bedroom apartments.

The property is currently completed to a shell finish.

The property does include connections to foul, water, electric and BT.

Planning ref: - <https://publicaccess.westberks.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=SGTALBRD09N00&previousCaseNumber=Q5UDQBRD0PB00&previousCaseUpn=010093425397&activeTab=suimary&previousKeyVal=Q5UDQKRD0PB00>

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	92.90	1,000

RATING ASSESSMENT

Rateable Value £not assessed

Rates Payable £not assessed

SERVICE CHARGE

A service charge may be levied for common parts.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 56.

PROPOSAL

The property is available to purchase based on a 250 year lease at a ground rent of £250 per annum for the first 25 years. We are inviting offers in excess of £150,000. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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VIEWING

Contact Shane Prater / Tom Price

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September 2026



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