



Chartered Surveyors &
Commercial Property Consultants

OFFICES / RETAIL BUILDING WITH PARKING

TO LET

**74 BARTHOLOMEW STREET, NEWBURY
WEST BERKSHIRE, RG14 7BE**

700 SQ FT (65.03 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 offices are situated on Bartholomew Street at its junction with Pound Street in Newbury. Nearby occupiers include Hillier Wilson Estate Agents, Netqubate Serviced Offices and Co-op.

DESCRIPTION

The property comprises a self-contained building previously used as offices but would suit alternative uses. The space is arranged over Ground and First Floors.

The property includes:-

- * 2 parking spaces
- * Gas fired Heating
- * Carpets
- * Kitchen
- * WC
- * Open plan ground floor space
- * Two separate offices to the first floor

ACCOMMODATION

	Sq. M.	Sq. Ft
Total	65.03	700

RATING ASSESSMENT

Rateable Value £10,500 Rates Payable £5,239.50 (2025/26)

For those that qualify for small business rates relief no rates will be payable.

ENERGY PERFORMANCE CERTIFICATE

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

PROPOSAL

The offices are available on a new lease the length of which is open to negotiation. The quoting rent is £10,500 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own costs.

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VIEWING

For further information please contact our sole agents.

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