

GROUND FLOOR RETAIL UNIT

TO LET

**8 BARTHOLOMEW STREET, NEWBURY
WEST BERKSHIRE, RG14 5LL**

850 SQ FT (78.97 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 on Bartholomew Street, Newbury close to its junction with Northbrook Street and Mansion House Street.

Nearby occupiers include The Newbury Pub, Lloyds Bank, Subway, Ugly Duckling Pottery and Megabet

DESCRIPTION

The property comprises a prominent Retail unit within Newbury Town Centre.

The property includes: -

- * Large display window
- * Flooring throughout
- * Painted walls
- * Suspended ceiling with mix of spot and LED lights
- * Rear store area
- * Kitchenette
- * WC

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	78.97	850

RATING ASSESSMENT

Rateable Value £21,750

Rates Payable £8,308.50 (2026/27)

SERVICE CHARGE

There is a service charge levied in the sum of approx. £1,200 plus VAT per year.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 76.

PROPOSAL

The property is available on a new lease, the length of which is open to negotiation. The quoting rent is £18,950 per annum exclusive.

The property is also for sale on a long lease (999 years from 2002), guide price £200,000.

VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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VIEWING

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August 2026



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