



Chartered Surveyors &
Commercial Property Consultants

PROMINENT RETAIL UNIT

TO LET

**56 BARTHOLOMEW STREET, NEWBURY
WEST BERKSHIRE, RG14 5QA**

1,605 SQ FT (149.1 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 in a prominent corner position on Bartholomew St / St Michaels Road. Nearby occupiers include Indigo Bay, Co-op and Heathertons Bakery.

DESCRIPTION

Prominent shop unit situated on Bartholomew Street.

The shop includes the following:-

- * Display windows
- * Retail area
- * Air conditioning
- * Toilet facilities
- * Carpets
- * Two entrance doors
- * Suspended ceilings
- * Cat 2 lighting

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	149.1	1,605

RATING ASSESSMENT

Rateable Value £14,750

Rates Payable £7,360.25 (2025/26)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of B and a score of 44.

PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £24,000 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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VIEWING

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March 2026



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