4, 6/8 Bartholomew Street, Newbury, Berkshire RG14 5LL

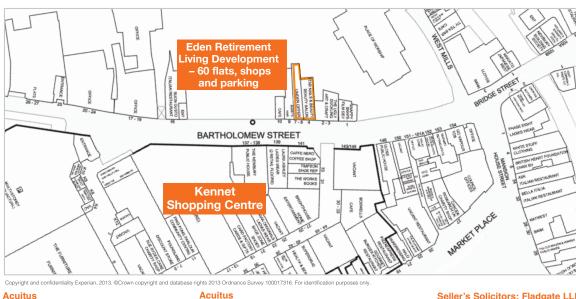
Town Centre Retail Investment and Vacant Shop (1)



Tenancy and accommodation

Unit	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
4	Retail	60 sq m	(645 sq ft)	INDIVIDUAL t/a Star Nails & Beauty	10 years from 02/05/2013	£18,600	(02/04/2023)
6/8	Retail	102 sq m	(1,098 sq ft)	INDIVIDUALS (1)	10 years (1)	£12,000 rising £500 p until the 4th year (1)	a
Mast	Roof Mast			VODAFONE	Terms of years expiring 29/08/2016	£2,000	Holding Ove
Total		162 sq m	(1,743 sq ft)			£20,600 (1)	

(1) Terms for a new 10 year lease at £12,000 per annum, rising £500 p.a until the 4th year, with options to determine in the 4th and 7th years, have been agreed and are currently in solicitors hands, due to complete imminently. The tenant has a 6 month rent free period. The Seller will adjust completion monies so that the unit effectively produces £12,000 per annum from completion of the sale.



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Lot 36

£20,600 per annum exclusive (1)



Key Details

- · Pedestrianised town centre location
- · Opposite an entrance to The Kennet Shopping Centre
- · Comprises two shops
- Close to £13m development of 60 flats with retail units and car parking at 11/15 Bartholomew Street

Location

- Miles: 19 miles west of Reading
 - 27 miles south of Oxford 55 miles west of London
- Roads: A4, A39, A339, M4 (Junction 13)
- Rail[.] Newbury Railway Station
- Air: Heathrow Airport

Situation

Newbury is an attractive Berkshire market town, 19 miles west of Reading, 27 miles south of Oxford and 55 miles west of London. The property is located in the town centre on the pedestrianised Bartholomew Street opposite an entrance to the The Kennet Shopping Centre, close to the junction with both Bridge Street and Market Place. Nearby occupiers close by include Caffè Nero, Lloyds Bank, Newbury Building Society, White Stuff, Timpson and The Works.

Description

The property comprises two ground floor shops only, which form part of a larger building, the remainder of which is not included in the sale.

Tenure

Virtual Freehold. Held for a term of 999 years from 15/11/2001 at a peppercorn ground rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack at acuitus.co.uk

