

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

Town Centre Retail Investment and Vacant Shop (1)

Lot 36

£20,600 per annum
exclusive (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 pa until the 4th year (1)	
Mast	Roof Mast		VODAFONE	Terms of years expiring 29/08/2016	£2,000	Holding Over
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.

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



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