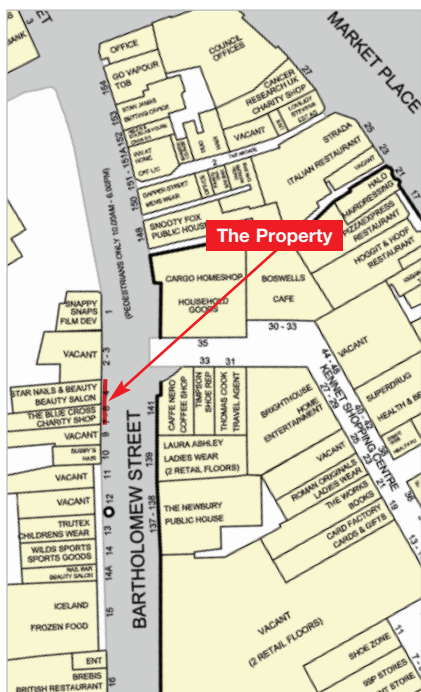


## Newbury 4-8 Bartholomew Street Berkshire RG14 5LL

- **Virtual Freehold Shop Investment**
- Comprises two shops let to Blue Cross and a beauty salon
- Pedestrianised position in prosperous town centre
- Opposite an entrance to The Kennet Shopping Centre
- Rent Review in 2018
- Total Current Gross Rents Reserved **£48,550 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Leasehold. Held for a term of 999 years from 15th November 2001 at a peppercorn ground rent.

### Location

Newbury, with a resident population in excess of 32,000, is an attractive Berkshire market town located some 14 miles west of Reading and 50 miles west of London. The town is served by the A339 and A34, which provide access to the M4 (Junction 13) some 3 miles to the north. The property is situated on the west side of the pedestrianised Bartholomew Street, opposite an entrance to the Kennet Shopping Centre in the heart of the town centre. Occupiers close by include Iceland, Laura Ashley and Caffè Nero, amongst many others.

### Description

The property is arranged on ground floor only to provide two adjacent ground floor shop units, which form part of a larger building not included in the sale.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
6-8	The Blue Cross (1)	Gross Frontage 6.05 m Net Frontage 4.65 m Max Shop Depth 17.8 m Built Depth 26.5 m	(19' 10") (15' 3") (58' 5") (86' 11")	10 years from 27.03.2009 Rent review every 5th year IR & I subject to a schedule of condition	£29,950 p.a. Rent Review 2019
4	Bing Van Le (Beauty Salon)	Gross Frontage 3.7 m Net Frontage 3.0 m Shop Depth 17.9 m Built Depth 20.25 m	(12' 2") (9' 10") (58' 8") (66' 5")	10 years from 05.02.2013 Rent review every 5th year FR & I by way of service charge	£18,600 p.a. Rent Review 2018

(1) Website Address: [www.bluecross.org.uk](http://www.bluecross.org.uk)

**Total £48,550 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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