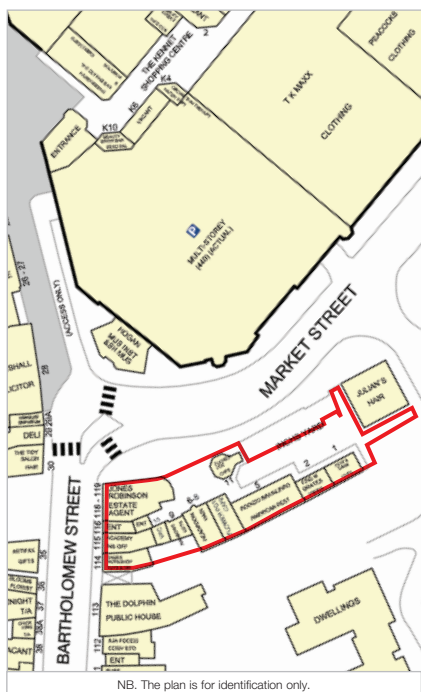


Newbury 114-118 Bartholomew Street and Units 1-11 Inches Yard, Berkshire RG14 5DT

- **Attractive Freehold Shop, Residential and Ground Rent Investment**
- Town centre location close to the Kennet Shopping Centre and multi-storey car park
- Principally comprises 9 shops and 4 flats, and other shops/offices sold off on long leases
- Asset management opportunities
- Total Current Rents Reserved
**£120,800 pa
plus a vacant shop**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

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 Motorway (Junction 13) some three miles to the north.

The property occupies a prominent corner location at the junction of Bartholomew Street and Market Street, close to the Kennet Shopping Centre and multi-storey car park, in the heart of the town centre. Inches Yard provides an attractive courtyard development with a mixture of retail, office and residential uses.

Description

This Grade II Listed property is arranged on ground and two upper floors to provide retail, office and residential accommodation with frontages to Bartholomew Street and Inches Yard, part of which have been sold off on long leases.

114-115 Bartholomew Street provides two ground floor shop units. The upper floors and remaining ground floor shop units on Bartholomew Street (Nos. 116-118) have been sold off on long leases.

Accessible from Inches Yard are 7 ground floor retail units, with 2 first floor self-contained flats above Units 6 & 8 and 2 first/second floor self-contained flats above Units 1 & 2.

There is a further ground/first floor retail unit (Unit 5) which has been sold off on a long lease.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsoy.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsoy.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 158 Newbury**

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

Seller's Solicitor Gareth Jones, Eversheds. Tel: 02920 477642 e-mail: garethjones@eversheds.com



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
114 Bartholomew Street	Games Workshop Ltd (t/a Warhammer)	Gross Frontage 4.11 m (13' 6") Net Frontage 3.7 m (12' 2") Shop & Built Depth 11.5 m (37' 8") Cellar – Not inspected	10 years from 02.11.2009 FR & I by way of service charge	£15,000 p.a.	Reversion 2019
115 Bartholomew Street	Academy Insurance Services Ltd	Gross Frontage 4.55 m (14' 11") Net Frontage 3.9 m (12' 9") Shop & Built Depth 8.4 m (27' 6")	5 years from 08.04.2013 FR & I by way of service charge	£12,000 p.a.	Reversion 2018
115 Roof Satellite	Vodafone Ltd	Roof Satellite	6 years from 10.02.2010	£2,000 p.a.	Holding over
116 Bartholomew Street	Bartholomew Street Developments Limited	First and Second Floor Offices	999 years from 28.11.2006	£0 p.a.	Reversion 3005
118 Bartholomew Street	SLA Property Company Limited	Ground Floor Retail	999 years from 25.06.2003 (sublet)	£0 p.a.	Reversion 3002
Unit 1	I Batho (Cow & Task)	Gross Frontage 6.4 m (21' 0") Shop & Built Depth 4.6 m (15' 1")	3 years from 31.10.2014 FR & I by way of service charge	£7,000 p.a.	Reversion October 2017
Unit 2	John Crawford Storey (Fire & Grates)	Gross Frontage 7.1 m (23' 4") Shop & Built Depth 4.55 m (14' 11")	10 years from 13.06.2006 FR & I by way of service charge	£9,000 p.a.	Holding over
Unit 3	Vodafone Group Services Limited	First Floor Flat – Two Bedrooms, Reception/Kitchen, Bathroom	24 Month Assured Shorthold Tenancy from 16.09.2015	£11,400 p.a.	Reversion 2017
Unit 4	Individual	Second Floor Flat – Two Bedrooms, Reception/Kitchen, Bathroom	6 month Assured Shorthold Tenancy from 22.08.2016	£10,200 p.a.	Reversion 2017
Unit 5	Individual	Ground and First Floor Retail	999 years from 18.07.2005 (sublet)	£0 p.a.	Reversion 3004
Unit 6	B Palmer (Carousel Tattoos)	Gross Frontage 4.5 m (14' 9") Shop & Built Depth 9.85 m (32' 4")	5 years from 10.08.2015 FR & I by way of service charge	£11,400 p.a.	Reversion 2020
Flat 7A	Individuals	First Floor Flat – Bedroom, Reception/Kitchen, Bathroom	12 month Assured Shorthold Tenancy from 25.07.2015	£9,000 p.a.	Holding over
Flat 7B	Individual	First Floor Flat – Bedroom, Reception/Kitchen, Bathroom	6 month Assured Shorthold Tenancy from 30.08.2016	£8,100 p.a.	Reversion 2017
Unit 8	A Smyth & S Taylor (Headroom Hair Salon)	Gross Frontage 3.3 m (10' 10") Shop & Built Depth 9.55 m (31' 4")	15 years from 24.04.2014 (1) Rent review every 5th year FR & I by way of service charge	£10,000 p.a.	Rent Review 2019
Unit 9	C Chun & F Smith (Gifts & Crafts)	Gross Frontage 4.05 m (13' 4") Shop & Built Depth 9.2 m (30' 2")	5 years from 27.09.2012 FR & I by way of service charge	£8,200 p.a.	Reversion September 2017
Unit 10	Vacant	Ground Floor (2) 37.2 sq m (400 sq ft)	–	–	–
Unit 11	J Davenport (Flower Pot Café)	Ground Floor 22.5 sq m (242 sq ft)	7 years from 08.01.2015 (1) FR & I by way of a service charge and subject to a schedule of condition	£7,500 p.a.	Stepped rent increase to £7,750 in 2018

NB. Flat accommodation provided by the Vendor.
(1) There is a tenant's break option at the end of the 3rd year.
(2) Floor area sourced from www.voa.gov.uk

Total £120,800 p.a.