



Chartered Surveyors &  
Commercial Property Consultants

**CHILDRENS NURSERY / RETAIL /  
OFFICE / RESTAURANT /RESIDENTIAL  
TO LET /FOR SALE**

**THE ARTS WORKSHOP, 6 NORTHCROFT LANE  
NEWBURY, WEST BERKSHIRE, RG14 1BU**

**3,404 SQ FT (316.23 SQ M)**



**INCLUDES PARKING FOR 4 CARS**

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**

Newbury is situated at the crossroads of the A34 and M4 (Junction 13) and is home to Vodafone, Microfocus and many other IT and service based companies.

The characterful property is situated within the Town Centre just off the prime retail area of Northbrook Street, overlooking the canal and St Nicholas Church.

## **DESCRIPTION**

The property comprises a listed former Temperance Hall located within Newbury Town Centre.

The property is built over two storeys constructed of brick with pitched tiled roof.

The property was recently used as a children's nursery and includes office, kitchen, sleeping room, play rooms, children's and adult WC with the ground floor having additional store and sleep rooms.

The property with its pleasant location could be used for alternative uses subject to planning.

The property has a mix of heating to include gas and electric storage heaters and also includes valuable outside space.

The property includes parking for 4 cars opposite.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>316.23</b>	<b>3,404</b>

## **RATING ASSESSMENT**

Rateable Value £50,000      Rates Payable £24,950 (2023/24)

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of D and a score of 98.

## **PROPOSAL**

The property is available on a new lease. The quoting rent is £45,000 per annum exclusive.

The property is also available to purchase. Offers are sought in excess of £575,000.

VAT is not applicable.

## **LEGAL COSTS**

Each party is to bear their own costs.

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## **VIEWING**

Contact Mr Shane Prater

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November 2023



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