



Chartered Surveyors &
Commercial Property Consultants

**GROUND FLOOR RETAIL
FIRST FLOOR PLANNING TO CONVERT TO TWO ONE
BEDROOMED APARTMENTS
FOR SALE**

**ST. JAMES HOUSE, CHURCH ROAD
PANGBOURNE, BERKSHIRE, RG8 7AR**

711 - 1,441 SQ FT (66.05 - 133.87 SQ M) NET



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

The property is situated within the large village of Pangbourne. Pangbourne is situated with good road and rail links. The M4 Junction 12 is within 5 miles and there is a mainline railway link to London Paddington. The village includes a wide range of shops, restaurants, pubs and general facilities.

DESCRIPTION

The property comprises a two storey terraced period building with brick elevations under a pitched tiled roof.

The property has been painted and is rendered in parts.

The property has the benefit of a large display window on the ground floor, above which there are replaced uPVC double glazed windows and these continue throughout the majority of the property with new uPVC double glazed French doors onto the garden at the rear.

Internally the property is laid out as a retail space to the front and then beyond which on the ground floor there are a number of office areas with access to the first floor, ground floor gents toilet and access to the rear garden (which is also accessed from a separate door from the front of the property) and an external store building which houses the gas boiler system. Generally the space includes Category 2 lighting to the ceilings, carpeting to the floor and decorated walls.

Stairs lead to the first floor, which is a slightly different layout the ground floor and includes two offices to the front with a separate kitchen, ladies WC and then two office areas to the rear. The offices include carpet to the floors, painted walls and Category 2 lighting, the kitchen includes a range of base and wall units, the rear office includes skylight and means of escape via a ladder down to the ground floor.

The property includes a garden area leading to a watercourse and as mentioned a separate access to the side of the property.

The property has no parking but we understand parking is available in the local car parks but is subject to a charge.

ACCOMMODATION - Net Areas

	Sq. M.	Sq. Ft.
Ground Floor	66.05	711
First Floor	67.82	730
Total	133.87	1,441

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RATING ASSESSMENT

Rateable Value £15,000

Rates Payable £7,485 (2023/24)

The assessment is for the whole. We believe if the space is split the rates will be below the small business rates threshold.

PLANNING PERMISSION

Planning permission was granted 19th January 2024 for ground floor retail / office with conversion of the first floor to 2 one bedroom apartments. Planning ref 23/01693/FUL

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 92.

PROPOSAL

The property is also available to purchase, we are instructed to seek offers in the region of £300,000 (Three Hundred Thousand Pounds)

VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

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January 2024

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