



Chartered Surveyors &
Commercial Property Consultants

RETAIL INVESTMENT

FOR SALE

**GROUND FLOOR, 53 CHEAP STREET, NEWBURY
WEST BERKSHIRE, RG14 5BX**

709 SQ FT (65.87 SQ M)



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 in Cheap Street, Newbury. The property is within Newbury Town Centre being 200m from the Mainline Railway station to London Paddington, opposite the Vue Cinema and Kennet Shopping Centre. The property is surrounded by similar sized retail properties offering a range of services from Bakery, Estate Agents, Dentist, Fish & Chips etc.

DESCRIPTION

The property comprises a self-contained ground floor retail space set within Cheap Street Newbury.

The space is currently used as a hairdressers and includes main salon, rear beauty room, rear kitchen and then separate WC.

The salon includes tiled floor, large display windows either side of a central door, suspended ceiling, and LED lights.

The beauty room includes tiled floor, with central spot light

The rear kitchen area includes sink, base and wall units, work surface and space for washing machine.

To the rear is a single WC and door to rear for escape only.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	65.87	709

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 62.

PROPOSAL

The property is let to Mr Rajwinder Singh Mahil on a lease for 10 years from Dec 2022. The rent payable is £15,000 per annum exclusive. There is a tenant only break at year 5 subject to 6 months notice and an upward only rent review.

The property is available to purchase at a guide price of £175,000. (One Hundred & Seventy Five Thousand Pounds). VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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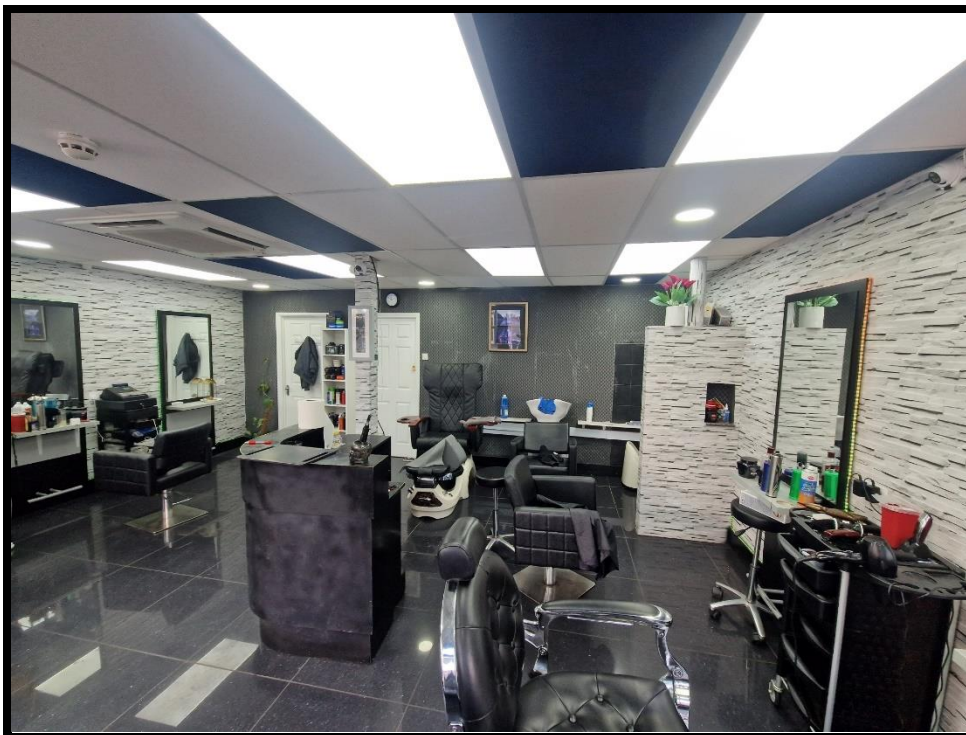
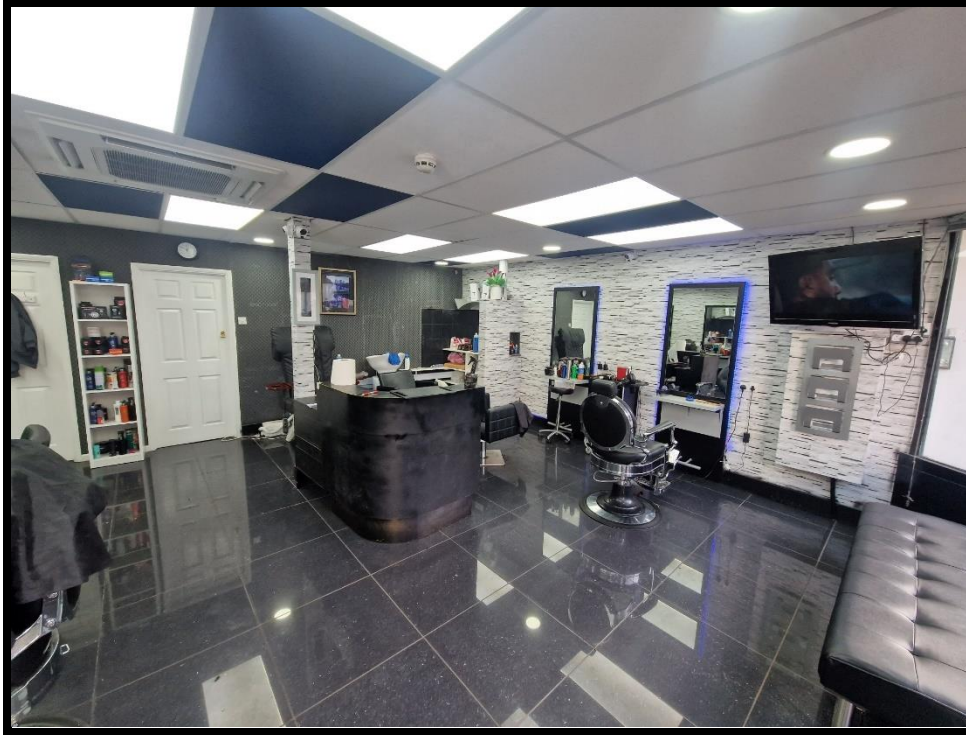
VIEWING

Contact Mr Shane Prater

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February 2024



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