



Chartered Surveyors &
Commercial Property Consultants

**GROUND FLOOR RETAIL UNIT
& 2 BEDROOMED MAISONETTE
INVESTMENT FOR SALE**

**17 CHEAP STREET, NEWBURY
WEST BERKSHIRE, RG14 5DD**

1,812 SQ FT (168.25 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 on Cheap Street, Newbury. Cheap Street is part of Newbury Town Centre. This part of the town centre is undergoing huge improvement to include the Grainger scheme of 232 apartments for rent and Kennet Centre redevelopment all of which will vastly improve this area of town and accessibility to Newbury's mainline Rialway station to the South.

DESCRIPTION

The property comprises a mid-terrace three storey period building. We are instructed to market the ground floor which comprises retail unit, WC's and stores together with a first and second floor maisonette.

The property is brick built around a timber frame with pitched tiled roof.

The retail units includes display windows with central door, lights, kitchen area, and rear store area attached to the space. Beyond this space is a rear courtyard which provides access to two WC facilities and further storage building.

Beyond the WC's and storage building there is a further area of ground. To the rear of the property is 1 parking space located within a short walk.

The first and second floor maisonette is separately accessed to the retail premises. The property includes 2 double bedrooms on the second floor with lounge and kitchen on the first floor. The maisonette offers generous sized space throughout. The maisonette includes 1 parking space to the rear.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor Retail	57.179	616
Ground floor rear store	10.76	116
Maisonette	100.31	1,080
Total	168.25	1,812

The maisonette totals 1,080 sq. ft. (100.31 sq. m).

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 91.

PROPOSAL

The ground floor of the property is let on a 20 year lease from September 2023. There are break options every 5 years for both landlord and tenant. The rent payable is £13,500 per annum

The maisonette has been let for a year from beginning of April at a monthly rent of £1,100 (£13,200 per annum)

The total potential income per annum is £26,700.

Offers are sought in excess 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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April 2024

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