



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 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

The retail element has has an EPC rating of B and a score of 36. The residential element has an EPC of F and a score of 22 with potential for a C and a score of 71

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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December 2025

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