



Chartered Surveyors &
Commercial Property Consultants

RETAIL AND RESIDENTIAL INVESTMENT OR RESIDENTIAL DEVELOPMENT SITE FOR SALE

**SANDLEFORD PARADE, NEWTOWN ROAD
NEWBURY, WEST BERKSHIRE, RG14 7EY**

2,421 SQ FT (224.91 SQ M)

SITE OF 0.33 ACRES



GATEWAY TO NEWBURY SITE

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

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 a gateway site to Newbury. Situated on Sandleford Parade, Newtown Road, Newbury, The property is highly visible as you arrive in Newbury from the South along the A339. Nearby is Newbury College, Newbury Retail Park and a Tesco Superstore.

DESCRIPTION

The property comprises two retail units with two 2-bedroomed apartments above. The property also includes a gravel yard area to the side with large parking area to the front and gardens to the rear.

The total site area is 0.33 Acres.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Shop 1 (Hairdresser)	42.18	454
Shop 2 (Café)	71.26	767
2 x 2 bedroom flats (approx.)	111.48	1,200
Total	224.92	2,421

ENERGY PERFORMANCE CERTIFICATE

The ground floor properties have EPC ratings of F.

The first floor apartmentss have EPC ratings of G.

SITE PLAN



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

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.

TENANCY SCHEDULE

Tenant	Length of Agreement	Type of Agreement	Rent Payable
Number 2 Anna Fernandez	Expires 31/01/2023	Lease	£9,600
Number 2a Flat West Berkshire	Started Feb 2018	Assured Shorthold Tenancy	£9,600
Number 4 David Bates	10 Years from 1 st February 2013	Lease	£13,200
Number 4a Flat	Started Nov 2017	Assured Shorthold Tenancy	£9,600
Yard	10 Years from 1 st February 2013	Lease	£3,600
Total			£45,600

PROPOSAL

We are instructed to sell the SPV that owns the property Grovelands UK Ltd (Company Number 04814214). The price required is £825,000 (Eight Hundred & Twenty Five Thousand Pounds). The property can be sold as an investment or with potential for development.

VAT is not applicable.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Shane Prater on 01635 262510 or Email: shane@quintons.co.uk

March 22

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

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.