

Chartered Surveyors & Commercial Property Consultants

RESIDENTIAL CONVERSION

FOR SALE

41 & 41A CHEAP STREET, NEWBURY, BERKSHIRE, RG14 5BX

2,767 SQ FT (257.09 SQ M)



PLANNING APPROVED FOR 6 BED HMO

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX www.quintons.co.uk

SITUATION

The property is situated in Cheap Street, Newbury. Cheap Street links the Railway Station to the Market Place and from there into Northbrook Street. It is adjacent to the Royal Mail site and has good amenities locally, including One Stop, KFC, Nandos and a range of Bars & Restaurants.

DESCRIPTION

The property comprises a Grade 2 listed self-contained building laid out over ground and first floors, with a small courtyard garden to the rear.

Planning has been approved under Application 20/01210/FULD to convert the existing building to form a ground floor commercial unit at the front with a 6 bedroom HMO occupying the remainder of the building.

The property is currently laid out with 2 entrances which will remain to allow separate access to both the commercial and residential element. The residential access extends through the building to the rear courtyard garden which is laid to slab. There are charges associated with the planning as follows:-CIL: £18,520.24 & Section 106: £3,810.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total (GIA)	257.09	2,767

RATING ASSESSMENT

Rateable Value £28,750 Rates

Rates Payable £14,346.25 (2024/25)

ENERGY PERFORMANCE CERTIFICATE

This property had an EPC rating of TBA.

PROPOSAL

The property is available to purchase freehold. Offers are sought in the region of £350,000. VAT is not applicable.

LEGAL COSTS

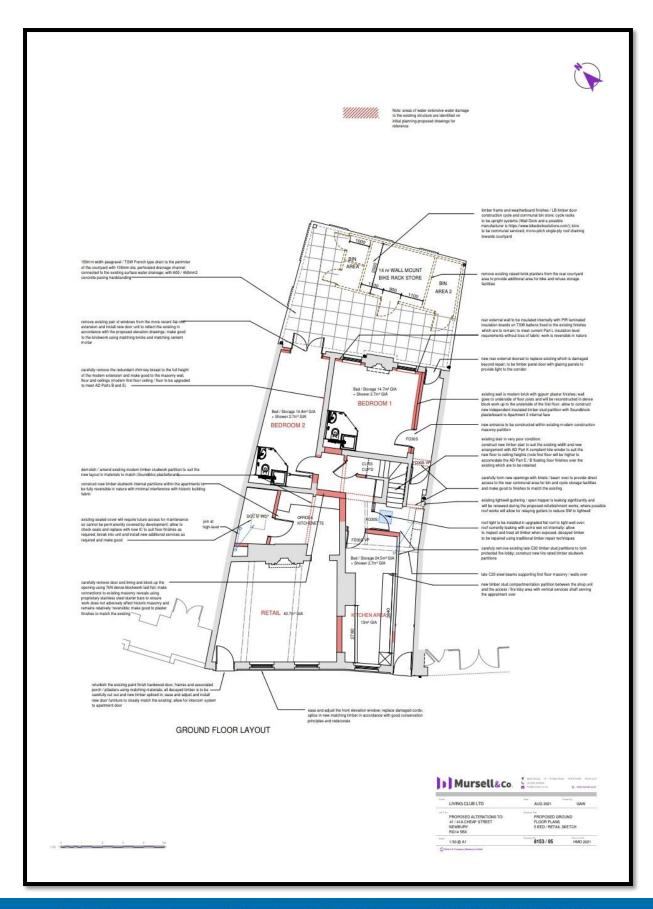
Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater Phone: 01635 551441

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June 2024



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