

FOR SALE – PART INVESTMENT / PART VACANT

5,813 SQ. FT



- Potential for conversion Subject to Planning and Listed building Consent
- Part Income producing until 2030
- Rent reviews due on the current leases 2025
- Rent passing £32,500 per annum exclusive

- Central Newbury Location

CLARENDON HOUSE, 44 LONDON ROAD, NEWBURY WEST BERKSHIRE, RG14 1LA

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

www.quintons.co.uk



Clarendon House, 44 London Road, Newbury, Berkshire, RG14 1LA

Location

Newbury is the principle town of West Berkshire, situated approx 16 miles north west of Basingstoke, 19.9 miles west of Reading and 17.6 miles north east of Andover. The town has a resident population of approximately 36,400 increasing to 119,434 within a 20 minute drive time (Experian)

The property occupies a prominent position roadside fronting onto the busy London Road in the heart of Newbury's primary office provision. This location is also within 2 minutes walk of the town centre retail provision along Northbrook Street and Parkway Shopping Centre anchored by Next and Marks & Spencer. There is a Aldi superstore located adjacent with both Travelodge and Premier Inn hotels opposite.

Description

The property comprises a substantial brick-built building which is Grade 2 listed arranged over three storeys to the front and a single storey to the rear. The front building has a brand new pitched slate roof with the rear buildings comprising part tile and part profile cement clad roofs.

The building is flexible in terms of layout and is currently used as a funeral directors on the ground floor of the main space together with the use of the rear workshops, but previously the ground floor front has been retail space for an insurance company and estate agents. There are offices above over two floors which could be used for residential purposes, subject to planning, and then you have the rear workshops and offices.

In the main, the property is well looked after and includes parking within the rear courtyard with space for ten cars if double parked.



Accommodation

	Sq. M.	Sq. Ft
Ground Floor Retail / Office	152.447	1,641
Rear Workshops	205.58	2,213
First & Second Floor Offices	182	1,959
Total	540.027	5,813

Tenancy Information

The ground floor of the property is currently let to West Berkshire Funeral Directors Limited with a lease dated 18th April 2016 and a term of 15 years from 25th May 2015. The tenants are liable to contribute 46% of the service charge for the property and currently pay a rent of £22,500 per annum with a rent review due in 2025 with the lease being outside the Act.

The same tenants also hold a lease dated 23rd June 2017 which runs to 24th May 2030 the same expiry as the first lease which this time covers the rear workshops. The rent passing is £10,000 per annum and the lease is again outside the protection of the Landlord & Tenant Act.

Proposal

The property is available freehold subject to the existing leases. Offers are sought in excess of £650,000 (Six Hundred & Fifty Thousand Pounds). VAT is not applicable.

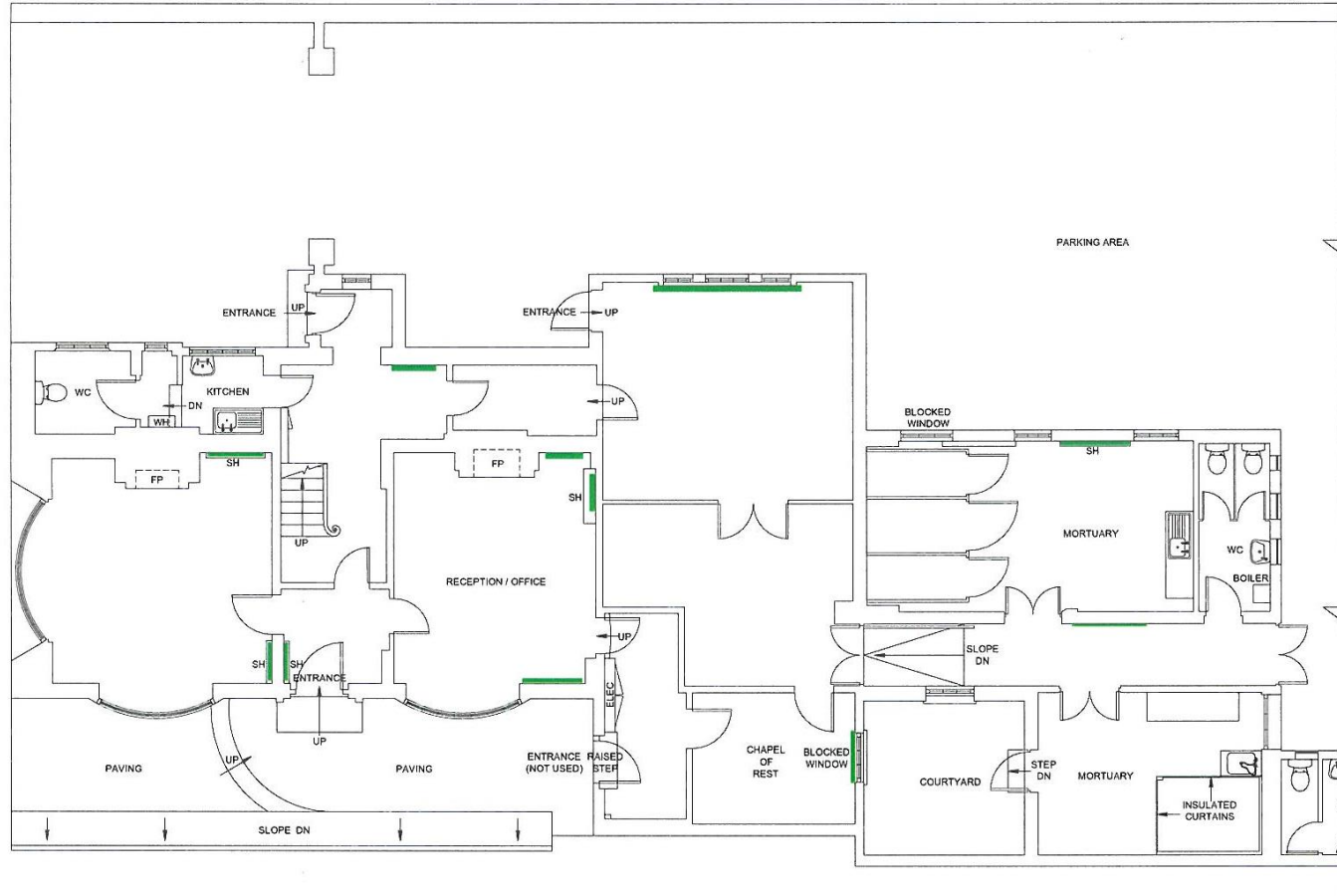
Further information

For further information, please contact:

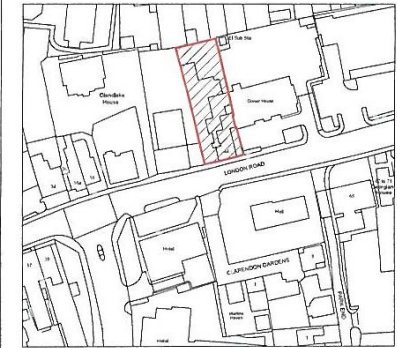
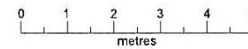
Mr Shane Prater, Quintons, Tel: 01635 551441

Email: shane@quintons.co.uk





GROUND FLOOR



© Crown copyright 2024 Ordnance Survey 100053143



LOCATION PLAN
SCALE 1:2000



CONTINUED ON
DRAWING 003

FOR HALF LANDING AND
FIRST AND SECOND FLOOR DETAILS
REFER TO DRAWING 004

LEGEND

- RADIATOR
- WH WATER HEATER
- FP FIRE PLACE
- SH SHELF ABOVE RADIATOR

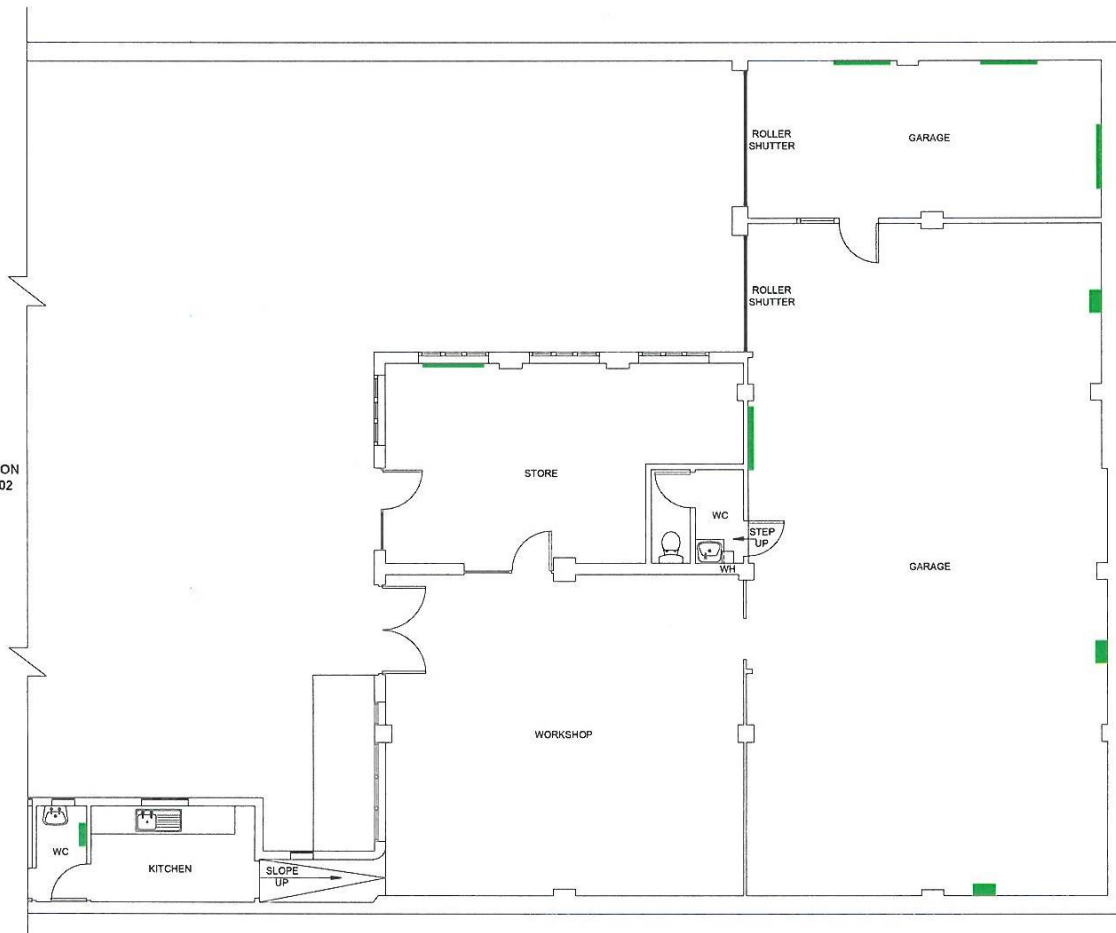
QUINTONS

Bartholomew House, 38 London Road,
Newbury, Berkshire, RG14 1JX
Tel: 01635 551441 Fax: 01635 551440

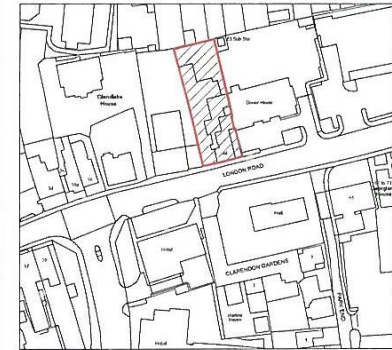
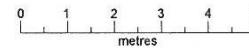
PROJECT	Clarendon House 44 London Road Newbury RG14 1LA	
TITLE	Ground Floor Plan	
DRAWING NUMBER	002	DRAWN MDT Consultants
SCALE	1:200 @ A3	DATE 13/11/24



CONTINUED ON
DRAWING 002



GROUND FLOOR



© Crown copyright 2024 Ordnance Survey 100053143



LOCATION PLAN
SCALE 1:2000



FOR HALF LANDING AND
FIRST AND SECOND FLOOR DETAILS
REFER TO DRAWING 004

LEGEND
 RADIATOR
 WATER HEATER

QUINTONS

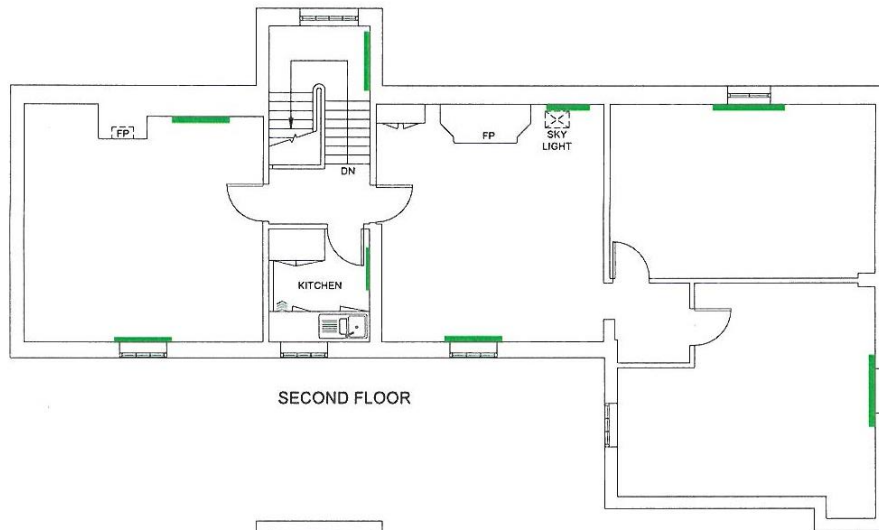
Bartholomew House, 38 London Road,
Newbury, Berkshire, RG14 1JX
Tel: 01635 551441 Fax: 01635 551440

PROJECT
 Clarendon House
 44 London Road
 Newbury
 RG14 1LA

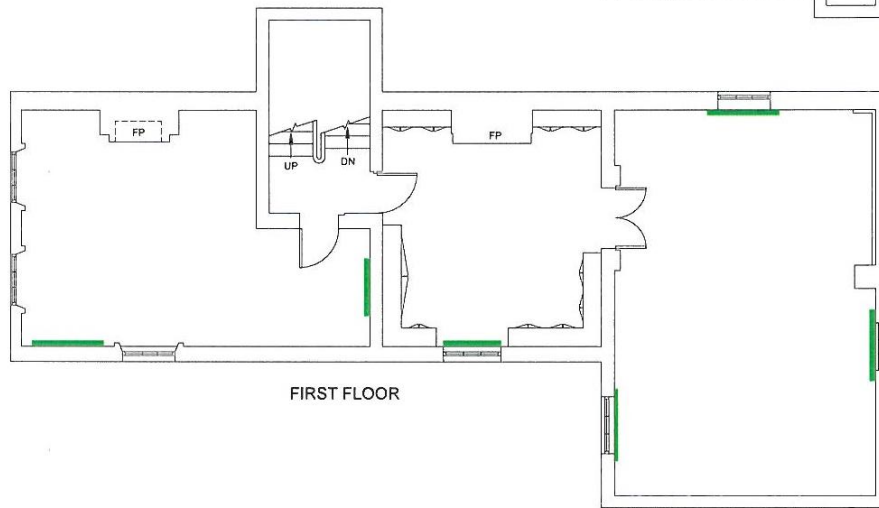
TITLE
 Ground Floor Plan

DRAWING NUMBER	DRAWN
003	MDT Consultants

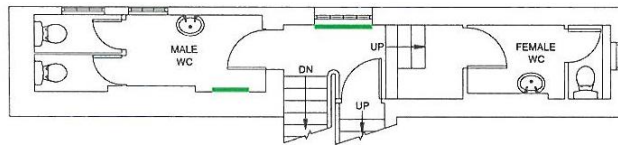
SCALE	DATE
1:200 @ A3	13/11/24



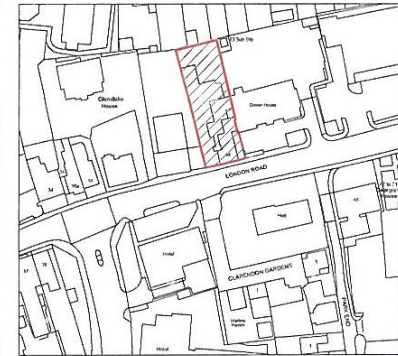
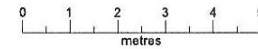
SECOND FLOOR



FIRST FLOOR



HALF LANDING BETWEEN
GROUND AND FIRST FLOORS



© Crown copyright 2024 Ordnance Survey 100053143



LOCATION PLAN
SCALE 1:2000

FOR GROUND FLOOR DETAILS
REFER TO DRAWINGS 002 AND 003

LEGEND
 RADIATOR
 FIRE PLACE

QUINTONS

Bartholomew House, 38 London Road,
Newbury, Berkshire, RG14 1JX
Tel: 01635 551441 Fax: 01635 551440

PROJECT	Clarendon House 44 London Road Newbury RG14 1LA	
TITLE	Floor Plans (Half Landing and First and Second Floors)	
DRAWING NUMBER	004	DRAWN MDT Consultants
SCALE	1:200 @ A3	DATE 13/11/24