

Chartered Surveyors & Commercial Property Consultants

# **TOWN CENTRE BAR / RESTAURANT - STAFF UNAWARE**

# FOR SALE / TO LET

**42 CHEAP STREET, NEWBURY WEST BERKSHIRE, RG14 5BX** 

9,000 SQ FT (836.13 SQ M)



SUITABLE FOR ALTERNATIVE USES TO INCLUDE RESIDENTIAL, GYM, RELIGIOUS USES ETC

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

#### SITUATION

The property is situated in Cheap Street, Newbury. The property is 5 minutes from Newbury's Mainline Railway Station to London Paddington and opposite Newbury's Vue Cinema.

#### **DESCRIPTION**

The property comprises a town centre restaurant and bar.

The property is arranged over ground floor (bar & restaurant), first floor (private function area) and second floor (staff accommodation).

Alternative uses for the property could include residential, gym, religious uses etc. Plans have been created to show 2 x commercial units to the ground floor with the upper floors converted to 9 residential apartments ( $5 \times 1$  bed,  $4 \times 2$  bed).

#### **ACCOMMODATION**

	Sq. M.	Sq. Ft.
Ground Floor	459.87	4,950
First Floor	297.29	3,200
Second Floor	78.97	850
Total	836.13	9000

#### **RATING ASSESSMENT**

Rateable Value £124,000

Rates Payable £63,488 (2024/25)

#### **LEASE INFORMATION**

The property is let currently, vacant possession will be acheived in early 2025.

#### **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of TBA and a score of TBA.

#### **PROPOSAL**

We are instructed to offer this rare opportunity for sale with offers sought in excess of £1.1 Million (One Million One Hundred Thousand Pounds). The property is also available to rent. VAT is applicable.

#### **LEGAL COSTS**

Each party to be responsible for their own legal costs.

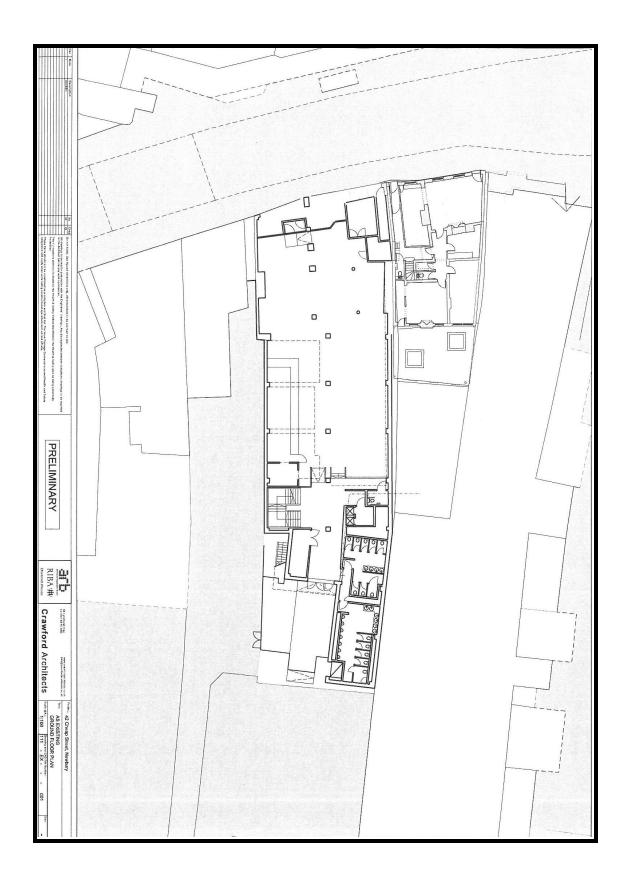
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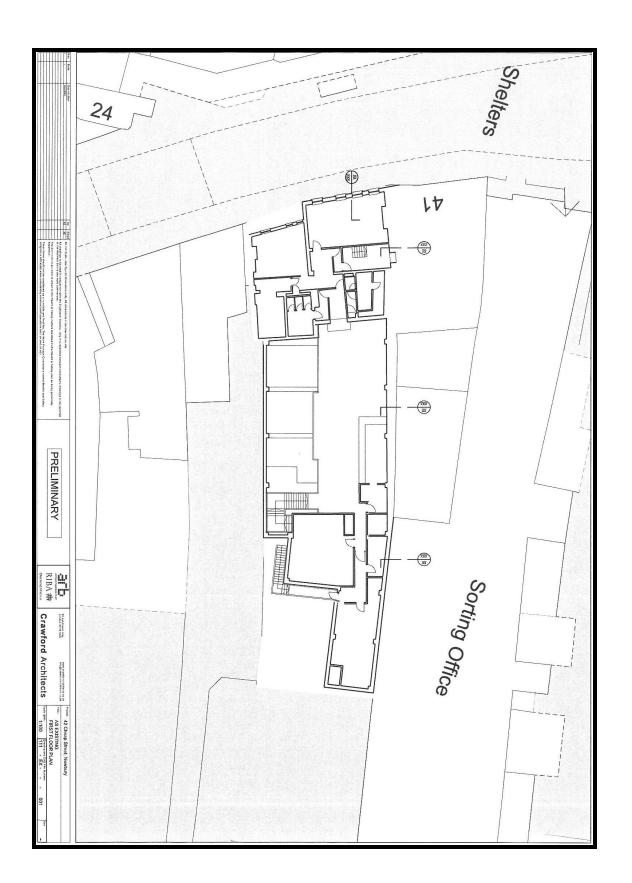
## **VIEWING**

Contact Mr Shane Prater, Phone: 01635 551441, Email: <a href="mailto:shane@quintons.co.uk">shane@quintons.co.uk</a> September 2024











## Indicative Layout Showing Potential for Roof Gardens

