



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

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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 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 x 1 bed, 4 x 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 achieved 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: shane@quintons.co.uk
September 2024



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Indicative Layout Showing Potential for Roof Gardens



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