

# FOR SALE

## FREEHOLD INVESTMENT WITH POTENTIAL



whozoo.

### THE BROADWAY

 The Old Brewery, The Broadway, Newbury RG14 1AU

Price **£725,000**



Property Type

**OFFICE**



Size

**3,590 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**THE BROADWAY**



Planning Granted

**NO**



Existing Use

**CLASS E**

### Tenanted



YES

### Local Train Stations



Newbury (0.6 miles)  
Newbury Racecourse (0.9 miles)  
Thatcham ( 3.6 miles)

### Local Amenities



Parkway Shopping Center (0.3miles)  
Kennet Shopping Center (0.5 miles)  
Newbury Racecourse (3 miles)

### VAT Applicable



YES

### Rateable Value

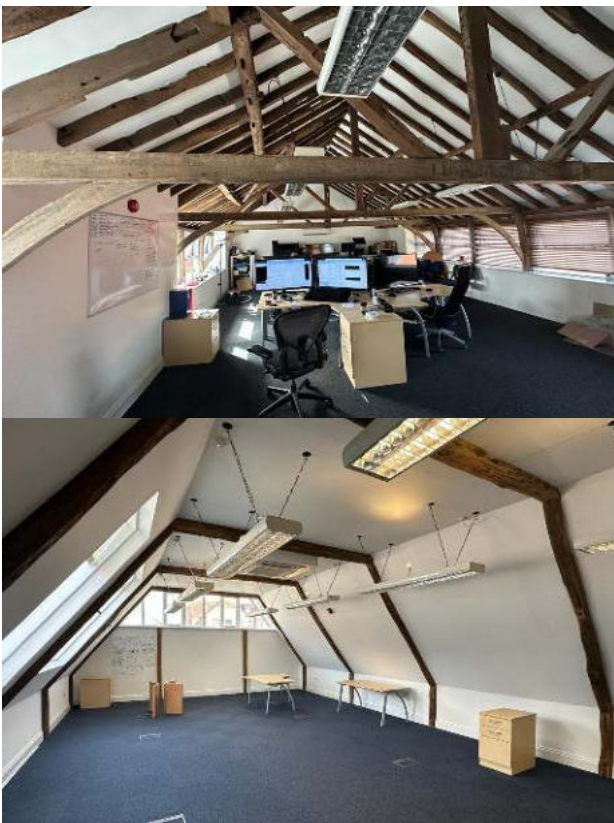
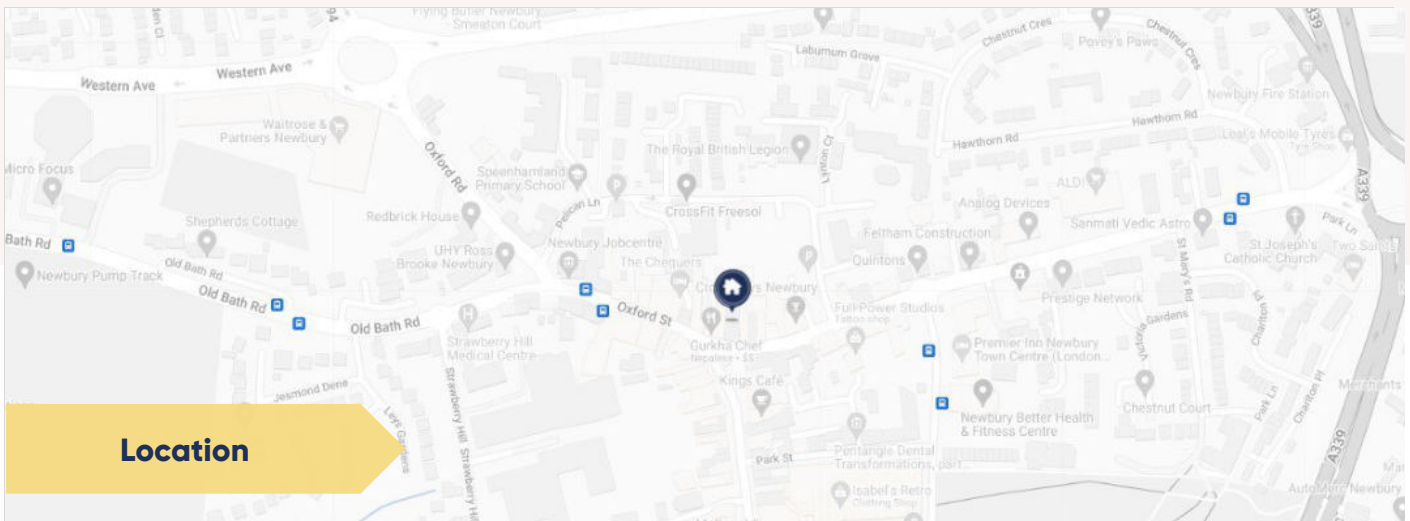


£16,500

### EPC



C



### Additional Information

The Old Brewery was completely rebuilt in 2004 into a modern office building and has a net square footage of 3,590 spread over 3 floors, split into 5 offices.

The top floor office is currently leased for £14,800 + VAT and maintained on a month-by-month basis. The remaining 4 offices are currently vacant and ready to be let.

The building was constructed with independent services to each of the five zones for both individual office leasing and possible future conversion to residential apartments.

The building is listed Grade 2 and is placed in a favourable part of Newbury.



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