

UNBROKEN TOWN CENTRE RETAIL & RESIDENTIAL INVESTMENT (2 SHOPS AND 4 APARTMENTS)



15 THE BROADWAY, NEWBURY, WEST BERKSHIRE, RG14 1AS

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

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- ◆ **Unbroken Town Centre Commercial & Residential Investment**
- ◆ **Total income £66,600 per annum exclusive**
- ◆ **2 Retail units and 4 Residential Apartments**

Location

The property is situated on The Broadway, Newbury. Nearby occupiers include Dominos Pizza, Savills, Strutt and Parker, Carter Jonas and Roderick Anthony Hairdressors.

Description

The property comprises a rare unbroken mixed use investment set within a Grade II listed property arranged over ground, first and second floors

The property includes two retail units and 4 residential apartments (3 x 1-bedroomed and 1 x 2-bedroomed)

The ground floor retail units are let to a coffee shop (lease from 11/10/2024 for 10 years with rent reviews every 3 years) and beautician (lease from 25/03/2025 for 3 years) with the 4 apartments all let on 12 month residential tenancies.

The commercial elements of the property generate £21,000 per annum exclusive (£10,500 per unit), whilst the 4 flats generate an annual income of £45,600 per annum. Property Total £66,600 per annum.



Accommodation

	Sq. Ft.	Sq. M.
Ground Floor Retail 1 (LHS)	446	41.43
Ground Floor Retail (RHS)	415	38.55
Apartment A	377	35
Apartment B	452	42
Apartment C	441	41
Apartment D	807	75
Total	2,938	272.98

Floor plans are on our website

Energy Performance Certificates

Flat A - E

Flat B - D

Flat C - D

Flat D - D

Shop 1 - C-74

Shop 2 - C-64

Proposal

The property is available to purchase freehold. Offers are sought in the region of £650,000. (Six Hundred & Fifty Thousand Pounds). VAT is applicable.

Further information

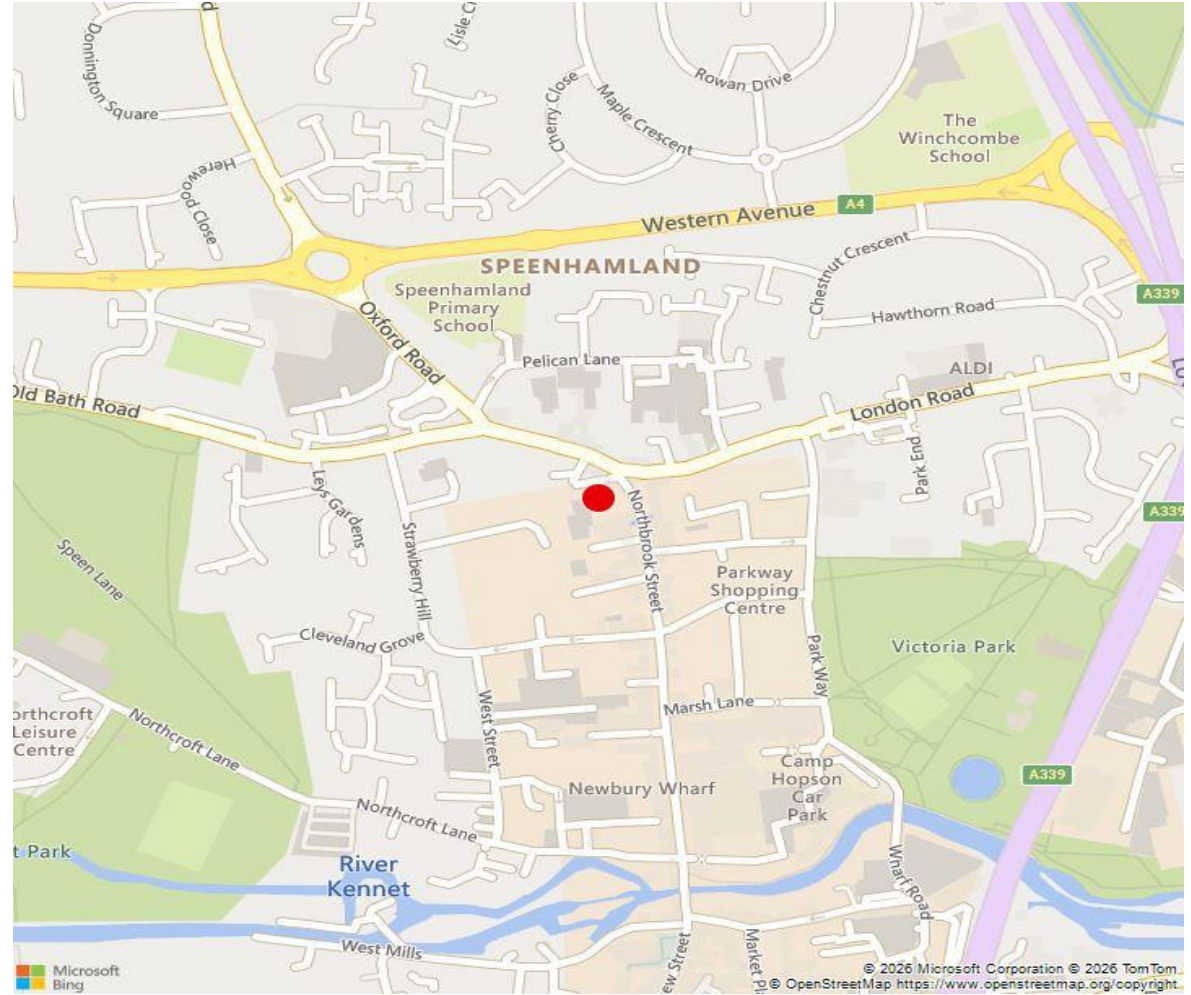
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