



Chartered Surveyors &  
Commercial Property Consultants

## RETAIL UNIT & 2 BEDROOM APARTMENT

### INVESTMENT FOR SALE

**62 CHEAP STREET, NEWBURY  
BERKSHIRE, RG14 5DH**

**1,321 SQ FT (122.72 SQ M)**



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 on Cheap Street, Newbury. The property is set within Newbury Town Centre with access to all its facilities. Newbury's Bus and mainline Train station are within a few minutes walk.

## **DESCRIPTION**

The property comprises a two-storey brick built building with pitched slate roof.

The ground floor comprises a retail unit with basement, the upper floors a self-contained apartment.

The ground floor includes large display window with recessed doorway leading to the main retail space which includes carpet to the floors and a mixture of tiled and plastered walls, beyond which are two stores areas with rear access and single WC facility.

The first floor comprises a two bedroom apartment separately accessed from ground level.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Ground Floor	57.69	621
First Floor (Approx.)	55.74	600
<b>Total</b>	<b>113.43</b>	<b>1,221</b>

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of E and a score of 102.

## **PROPOSAL**

The shop is let on a 10 year lease from May 2018 at a rent of £10,000 per annum exclusive.

The first floor flat is let on an Assured Shorthold Tenancy for 1 year from May 2018 at a rent of £725 per month (£8,700 per annum exclusive).

The whole property is available to purchase, offers are sought in the region of £300,000.

VAT is not applicable

## **LEGAL COSTS**

Each party is to be responsible for their own costs.

## **VIEWING**

Contact Mr Shane Prater

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May 2018

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