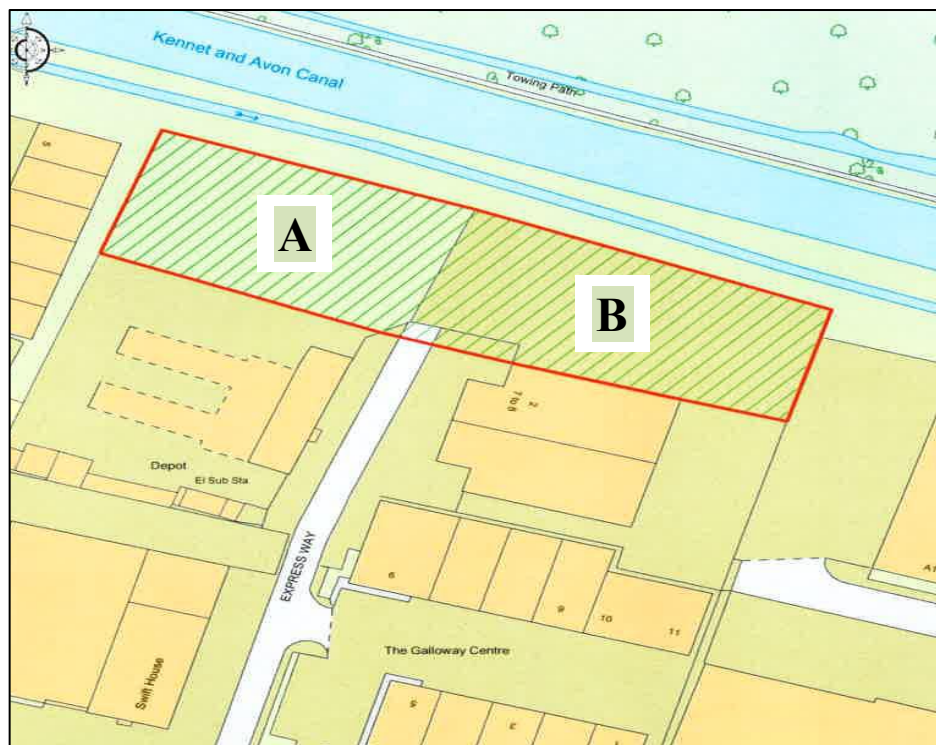


FOR SALE



**OPEN STORAGE SITE
WITH EXCELLENT POTENTIAL FOR COMMERCIAL DEVELOPMENT
(SUBJECT TO PLANNING)**

APPROX. 1.1 ACRES



(Indicative purposes only)

**EXPRESS WAY
HAMBRIDGE LANE
NEWBURY
RG14 5TU**

- Rare opportunity to buy freehold site
- Income producing with potential for rental growth or vacant possession
- Available either as two plots or one large plot

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
Tel: (01635) 550211 Fax: (01635) 34545 www.dealvarney.co.uk**

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Deal Varney (Newbury) Ltd. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.

LOCATION

The land is located at the northern end of Express Way off Hambridge Lane, which is one of the prime industrial estates in Newbury. Access is via Hambridge Road which provides a direct connection to either the A4 or the A339. Junction 13 of the M4 is approximately 4 miles from the site.

DESCRIPTION

This is a level rectangular site which is presently divided into two adjoining plots.

Plot A is approximately 0.466 / acre

Plot B is approximately 0.64 / acre

Combined, the sites offer approximately 1.1 acres. The sites are fenced and secure and backs onto a drainage channel on the north boundary. This is part of the comprehensive waterway management system which skilfully manages the River Kennet.

Plot A is let as a vehicle depot. Plot B has a concrete surface and is presently used for container storage. Please note that Plot B also has a right of way across it which provides access to the rear yard of the building adjacent to the south boundary, as shown on the plan. This right of way is for both pedestrian and vehicular access and the route across Plot B can be determined at the sole discretion of the owner.

There are 11,000 volt overhead power cables traversing the site at approx. 30ft above ground.

TENANCIES

Both plots are presently let and income producing.

Plot A has two occupiers, generating an income of £12,578 per annum.

Plot B has numerous occupiers of containers and open storage generating approx. £30,600 per annum.

The gross rental income of just over £43,000 has potential to be substantially increased. All occupiers hold short term agreements with non-extending beyond the 3rd March 2017 so vacant possession can be provided if required. A schedule of tenancies and rental income is available on request.

TERMS

The property is offered for sale freehold with the benefit of the present tenancies and income.

PRICE

Plot A: £350,000 plus VAT.

Plot B: £500,000 plus VAT.

If sold as one lot: £825,000 plus VAT.

RATES

Draft assessment for 2017.

Plot B

Rateable Value: £12,500

Rates Payable: £ 5,825

If the occupier has no other commercial premises and they qualify for Small Business Rate Relief it is likely that there will be no rates payable under the 2017 assessment.

Plot A

We presently have no information on the rateable value but believe that it is likely to have a similar assessment to Plot B.

All interested parties should make further enquiries with West Berkshire District Council.

TIMING

The vendor wishes to sell one plot before 31st March 2017 and the second plot after that date. If the buyer wishes to purchase the entire site arrangements can be made to guarantee the purchase of both plots on a staggered basis.

VIEWING

Strictly by prior appointment with sole agents;



(01635) 550211

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associates or through the website www.commericalleascodeew.co.uk

Express Way
Subject to Contract
Details prepared November 2016.