

FOR SALE



TOWN CENTRE SELF CONTAINED OFFICE BUILDING WITH PARKING

3,131 SQ FT
(NET)



WINCHCOMBE HOUSE
123-126 BARTHOLOMEW STREET
NEWBURY
RG14 5BN

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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.

Deal Varney (Newbury) Ltd Reg No. 5908510.

LOCATION

Winchcombe House is located in the centre of Newbury on the corner of Market Street and Bartholomew Street. It adjoins the Kennet Centre multi-storey car park and is ideally situated to provide quick and easy access to all of the town centre facilities and is just 5 mins walk from Newbury Railway Station.

DESCRIPTION

This is a detached 4-storey property which provides open plan accommodation on each floor. On the ground floor there is a double door entrance in the centre of the building which leads directly into the ground floor office and there is also a rear door which leads directly into the lobby where a passenger lift or staircase provides access to the three upper floors. Each floor provides open plan space with solid concrete floors and suspended ceilings.

Amenities provided within the property include;

- Metal frame double glazed windows
- Suspended ceiling
- Passenger lift
- Male and female toilets
- Air-conditioning
- Suspended ceiling
- Carpeting and laminate timber flooring in part

ACCOMMODATION

Ground floor:	799 sq ft
First floor:	893 sq ft
Second floor:	860 sq ft
Third floor:	<u>579 sq ft</u>
Total:	3,131 sq ft

This area has been measured on a net lettable basis in accordance with the RICS Code of Measuring Practice (6th Edition).

CAR PARKING

6 car parking spaces are provided on licence with the freehold of the property. The spaces are located on the service deck of the adjoining Kennet Centre Shopping Mall.

TERMS

The building is available for sale freehold. It is presently let and can be sold with the benefit of the existing lease or alternatively with vacant possession.

EPC

The Energy Performance Certificate rating is C-61. A full copy of the EPC is available on request.

LEASE TERMS

Winchcombe House is let to Hogan Music Limited, who hold a 10 year full repairing and insuring lease from 1st November 2013 to 31st October 2023. The passing rental is £53,250 per annum, and the lease is excluded from the security of tenure and compensation provisions of the Landlord and Tenant Act 1954. Despite the existing lease it is possible for vacant possession to be provided at an earlier stage on completion of the sale if required by the purchaser.

Hogan Music have a retail facility on the ground floor selling musical instruments and the upper floors are used as rehearsal rooms, classrooms and there is a recording studio on the top floor.

CONVERSION TO RESIDENTIAL USE

The configuration of each floor within Winchcombe House would make it an ideal candidate for conversion to flats for residential use and under present regulations planning consent will be forthcoming under Permitted Development regulations. All interested parties should make their own enquiries with West Berkshire District Council to obtain further information on this.

PRICE

Offers are invited in excess of £550,000 plus VAT.

RATES

The property is assessed on a floor by floor basis as follows;

Ground floor

Rateable Value: £11,250

First floor

Rateable Value: £11,250

Second floor

Rateable Value: £9,400

Second floor small office

Rateable Value: £600

Third floor

Rateable Value: £10,000

VIEWING

Strictly by prior appointment with sole agents;

DEAL VARNEY
(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.commercialleasecodeew.co.uk

JV/mw/WinchcombeHs
Subject to Contract
Details prepared August 2019