

# FOR SALE



## GROUND FLOOR A3 PREMISES WITH 2 BEDROOM FLAT ABOVE



**49 CHEAP STREET  
NEWBURY  
RG14 5BX**

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

Deal Varney (Newbury) Ltd Reg No. 5908510.

## LOCATION

Cheap Street is located in the centre of Newbury and links the Market Place with the railway station. A number of bars and restaurants are located in Cheap Street and the Vue Cinema is situated directly opposite the property. The Kennet Centre Shopping Mall is also opposite and multi-storey car parking facilities are close by.

## DESCRIPTION

This property was comprehensively refurbished in 2018 and provides very attractive restaurant accommodation on the ground floor with a totally modernised two bedroom flat above on first and second floors.

The restaurant is fully fitted with numerous amenities including;

- Bar/service counter
- 18mm oak floor
- Air-conditioning
- Partially fitted commercial standard kitchen (some appliances may be available at the time of sale with further information available on request)
- Male & female WCs
- Smoke alarm
- Mains gas

The flat has independent access at the rear of the property and provides attractive accommodation which includes;

- Kitchen/breakfast room
- Store cupboard
- Living room
- 2 bedrooms
- WC and shower room

## ACCOMMODATION

Restaurant: The ground floor restaurant provides a net lettable area of 868 sq ft which excludes the WCs and small storage area.

Shop frontage: 15ft  
Maximum width: 27ft 6ins  
Maximum depth: 49ft

## TERMS

The property is available for sale freehold. It should be noted that part of the second floor is a flying freehold.

## PRICE

The entire property is available for sale at £425,000.

## VAT

VAT is not charged.

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## RATES

### Restaurant and premises

Rateable value: £20,000

Rates payable: £9,820 p.a. (2019/20)

### Residential

All interested parties should make their own enquiries with West Berkshire District Council to obtain costs for the residential Council tax charge.

## EPC

The Energy Performance Certificate rating is D-93.

A full copy of the EPC is available on request.

## 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.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

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Subject to Contract

Details prepared November 2019