

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**

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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PRICE

The entire property is available for sale at £395,000.

VAT

VAT is not charged on the price.

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

JV/msw/49CheapSt
Subject to Contract
Details updated January 2020