

# FOR SALE



## TOWN CENTRE SELF CONTAINED OFFICE BUILDING

**3,131 SQ FT  
(NET)**



**WINCHCOMBE HOUSE  
123-126 BARTHOLOMEW STREET  
NEWBURY  
RG14 5BN**

**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.

## 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 (6<sup>th</sup> Edition).

## CAR PARKING

There are no car parking spaces with this property.

## TERMS

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

## EPC

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

## TENANCY TERMS

Winchcombe House is let to Hogan Music, who hold a licence at a passing licence fee of £5,198 per month including VAT. It is possible for vacant possession to be provided 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.

## PRICE

Offers are invited in excess of £550,000.

## VAT

VAT will not be charged on the price.

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

JV/msw/WinchcombeHs  
Subject to Contract  
Details updated July 2021