



## The Fox & Hounds

Oxford Road, Donnington, Newbury, RG14 3AP

**Prominent roadside commercial premises - potentially suitable for Children's Nursery and other Class E uses (STPP)**

**4,341 sq ft**  
(403.29 sq m)

- Affluent catchment area of Donnington
- Excellent road connectivity to Newbury, the A34 and M4
- Close proximity to Mary Hare Primary School, The Castle school and Donnington Hotel, Spa & Golf Club
- Vodafone's UK headquarters, a major local employment hub is located around five minutes' drive away

Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 4,341 sq ft                        |
| Rent           | Rent on application                |
| Rates Payable  | £16,235 per annum                  |
| Rateable Value | £42,500                            |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | D (86)                             |

Description

The property comprises a former public house with attractive elevations, generous outdoor seating areas and a rear car park. Internally, the ground floor is arranged to provide three dining areas and a bar, together with a commercial kitchen, utility space, customer W.C.s and a basement. The first floor provides a well-presented three-bedroom flat incorporating a kitchen, bathroom and office.

Externally, there is a single-storey brick-faced barn under a tiled pitched roof, fitted with power and most recently used as a cold store and workshop.

The existing layout offers scope for reconfiguration to create a large open-plan ground floor area with ancillary first-floor accommodation. This would be suitable for a variety of uses, particularly a children’s nursery, educational, medical or other Class E uses.

Location

The Fox & Hounds occupies a prominent position in Donnington, benefitting from excellent road connectivity to Newbury, the A34 and M4, and wider regional routes. The property sits close to Mary Hare Primary School and The Castle school, and serves a strong, affluent residential population, making it well-placed for both hospitality and community-focused uses.

Vodafone’s UK headquarters, a major local employment hub accommodating approximately 1,800 employees, is located around five minutes’ drive away.

Recent market research into local childcare provision and future residential growth indicates significant waiting lists amongst local nursery operators, together with approximately 3,800 pipeline homes across major residential developments in the wider Newbury/Thatcham catchment. Further information is available on request.

Accommodation

The accommodation comprises the following areas:

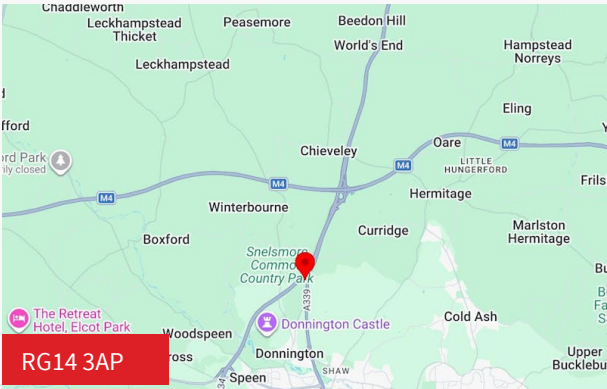
|                      |              |               |
|----------------------|--------------|---------------|
|                      | sq ft        | sq m          |
| Unit - Main Building | 3,749        | 348.29        |
| Ancillary - Barn     | 592          | 55            |
| <b>Total</b>         | <b>4,341</b> | <b>403.29</b> |

Terms

A new FRI lease is available on terms to be agreed.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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