



45/45A Cheap Street
Newbury, RG14 5BX

**Three storey mid terraced
retail/office property**

2,205 sq ft
(204.85 sq m)

- ➔ Available due to relocation
- ➔ Freehold sale subject to vacant possession
- ➔ Opportunity to convert first and second floors into residential (subject to planning)
- ➔ Located within a prominent position within Cheap Street
- ➔ Car parking to the rear

45/45A Cheap Street, Newbury, RG14 5BX

Summary

Available Size	2,205 sq ft
Price	£525,000
Rates Payable	£12,974 per annum All applicants to make their own enquiries into their Business Rates liability
Rateable Value	£26,000
EPC Rating	Upon enquiry

Description

45/45a Cheap Street comprises a three-storey mid-terraced retail /office property. It is believed the subject property falls within the Planning Use Class E, with the property not being a listed building but believed to be within the Newbury Town Centre Conservation Area. We recommend all applicants undertake their own planning and further due diligence for the subject property.

45 Cheap Street

The Ground Floor consists of a front office area, a boardroom to the rear, a kitchenette and male and female WCs. There is a first-floor office and W.C to the rear of the property. There is available car parking behind the property via a gate.

45a Cheap Street

45a Cheap Street is located on the first and second floor and has separate offices and meeting rooms, a kitchenette and a male and female WC within the property. There is separate access to 45a compared to 45 via a door fronting Cheap Street.

Location

Newbury town centre, in West Berkshire, is a historic market town in the south of England. There are direct rail links to London, as well as good access to the M4.

Accommodation

The accommodation comprises the following approximate areas:

Name	sq ft	sq m
Building - 45 - Ground Floor Kitchen and Boardroom	907	84.26
Building - 45 - First Floor Office	267	24.81
Building - 45 - Total Area	1,174	109.07
Building - 45A - First Floor Offices	466	43.29
Building - 45A - Second Floor Offices & Kitchen	565	52.49
Building - 45A - Total Area	1,031	95.78

Terms

Freehold for sale, subject to vacant possession.

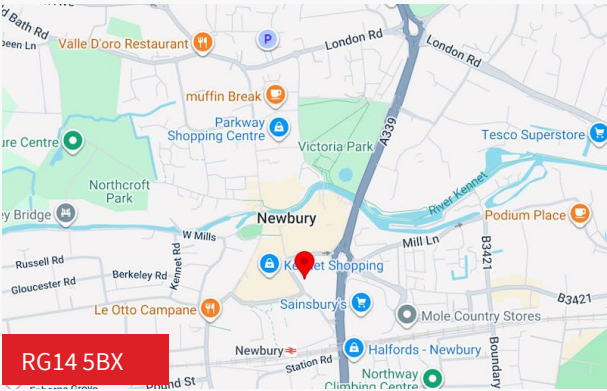
Anti Money Laundering

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.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the sale.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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