

**17 Cheap Street
Newbury, RG14 5DD**



Restaurant with First & Second Floor Offices
(With Residential Potential) and Car Parking

**Restaurant Floor area approx 600 sq ft
First & Second Floor Offices/Potential Residential 797 sq ft**

FREEHOLD FOR SALE

OUR NEW ADDRESS: 12 WEST MILLS YARD, KENNET ROAD, NEWBURY, BERKSHIRE RG14 5LP
TEL: 01635 584188

2nd Floor, Brook House, 60-62 Northbrook Street, Newbury RG14 1AH **T 01635 42631 M 07958 539450**

Location

The property is situated on the southern end of Cheap Street, close to the Kennet Shopping Centre and railway station. Access is off the A339 via Cheap Street which provides a direct link to the A34 leading to Junction 13 of the M4 Motorway.

Description

The property comprises a ground floor restaurant with first and second floor offices above accessed from a separate doorway in Cheap Street. The upper floors have potential for conversion to residential use and the floor area of the restaurant could be enlarged by making an alternative access to the upper floors. A planning application has recently been submitted for change of use of the upper floors to residential.

Amenities

- Night store central heating (upper floors)
- Outside covered storage area
- Ladies and Gents WCs
- Low level electric heating (restaurant)
- Two car-parking spaces to the rear

Accommodation

All measurements are in accordance with the Code of Measuring Practice (Sixth Edition).

	Sq Ft	Sq M
Ground Floor		
Restaurant	600	55.74
Ground Floor		
Office Entrance	105	9.80
First Floor	424	39.40
Second Floor	268	24.90
Total	1397	129.84

Tenure

The property is available on a freehold basis with offers invited in the region of £250,000.

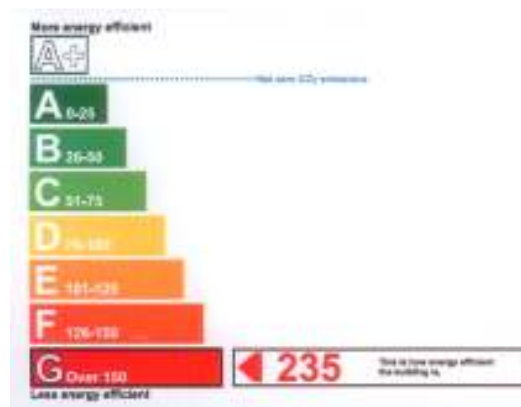
Business Rates

Rateable Value:-

Ground Floor	Not separately
Restaurant	assessed
First & Second Floor	
Offices	£7,300

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council.

EPC



VAT

Unless otherwise stated the rent quoted is exclusive of VAT. Purchasers must satisfy themselves as to the incidence of VAT.

Legal Fees

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment with the agents:

Richardson Commercial

Paul Enters

T: 01635 584188

E: pe@richardson-commercial.co.uk

M: 07500 366108

October 2012.

Subject to Contract