

Development Opportunity - Newbury, RG14

FOR SALE

1, 4-5 & 6 Saddlers Court,
Newbury, Berkshire, RG14 1AZ

Harston & Co

For more information call us
on 020 3371 0061



Highlights

- Prior approval for the development of 3 x residential units in part of the property
- Income producing commercial freehold investment
- Suitable for alternative commercial or residential uses (STPP)
- Located in the attractive market town of Newbury
- Current income - £14,000 per annum

Location

The property is located in the attractive market town of Newbury in the affluent county of Berkshire. The town is 60 miles west of London, 17 miles west of Reading and 25 miles south of Oxford. Access to the A34 is 2.4 miles away and junction 13 of the M4 is 4 miles away. Newbury railway station is 0.7 miles away and is served by the Great Western Railway line which provides a service to London Paddington in approximately 40 minutes.

The property itself is set within a pedestrianised courtyard accessed via an archway next to 21 The Broadway (Roderick Anthony) and opposite the known local landmark The Clock Tower. The roundabout opposite the entrance is the junction of The Broadway, London Road and Oxford Street.

Please note all distances given are approximate only.

Description

Comprising of six (2 of which have been sold off) commercial units within a pedestrianised courtyard setting. Each unit is more particularly described as;

Property	Tenant	Lease Start Date & Term	Lease Expiry	Area Sq Ft	Rent PA	EPC	Comments
Unit 1	Private Individual	01/04/2017 3 Years	31/03/2020	311	£6,000	G	Lease excluded from 1954 LL&T Act
Unit 4 & 5	BGS Plumbing & Heating	01/11/2016 1 Year	31/10/2017	359	£8,000	E	Holding Over
Unit 6	Vacant	-	-	1,260	-	F	ERV is £12,600 - £15,120 per annum
Total				1,930	£14,000		

Please note that Harston&Co have not accessed all parts of the property and the sizes have been provided by the vendor. Any interested party is advised to make their own enquiries and carry out a measured survey.

Development

Prior approval has been granted by West Berkshire Council under application number 19/02315/PACOU to change the use of 4-5 Saddlers Court from an office to 3 x residential units. Further information is provided within the dataroom which can be accessed upon request to Harston&Co.

Terms

Offers are invited in excess of £575,000 for the freehold interest subject to the existing tenancies.



Price:

Offers in excess of £575,000

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