



42
CHEAP
STREET

Newbury, Berkshire
RG14 5BX

FREEHOLD
INVESTMENT
WITH DEVELOPMENT
POTENTIAL

Guide Price:
£1,100,000





W

CHEAP
STREET

Executive Summary



PROPERTY TYPE

Commercial
Investment



SIZE

9,003 sqft / 840 sqm



COMMERCIAL / RESIDENTIAL

Commercial



CLOSEST TRAIN STATION

Newbury
(0.2 miles)



CHEAP STREET

About Cheap Street

This commercial property consists of a three-story pub.

The ground floor features a bar and seating area. Additional seating is available on the first floor.

The first and second floors are equipped with two kitchens, restrooms, staff accommodations, and showers.

The property also benefits from an outdoor seating area.

A 30-year lease is currently in place, commencing on July 4, 2010, and expiring on June 4, 2040.

However, the tenant break option, which will be exercised on June 4, 2025, will necessitate the property's sale in a vacant state.





Victoria Park

42 Cheap Street

Newbury Station

Parkway
Shopping Centre



CHEAP
STREET



THE CLOSEST TRAIN STATION
Newbury (0.2 miles)



LOCAL AMENITY (CLOSEST)
Kennet Shopping (0.1 miles)

Location

The property is located only a 2-minute walk from Newbury train station, making it highly accessible to other amenities and transport links.

Some of the amenities in the immediate area include:

- The King Charles Tavern - Traditional pub with ales and British dishes.
- Corn Exchange - Theater and independent cinema.
- Victoria Park - Park with tennis courts, a boating pond, and a skatepark.
- Newbury Racecourse - Horse racing events and concerts.
- Northcroft Lido - Outdoor swimming facilities at Northcroft Leisure Centre.
- The Watermill Theatre - Small theater hosting a variety of performances.
- Newbury Cricket Club - Sports club for cricket matches.
- Newbury Library - A local library offering books, events, and quiet spaces.

Planning

Although there is currently no planning in place, a positive pre-application has been received: 24/01544/PREOPB.

The proposed development involves the conversion of the public house into two ground-floor Class E units (Commercial, Business, and Service) and nine self-contained flats (Class C3) on the upper floors (4 x 2 bedroom units and 5 x 1 bedroom units). The upper floors will also include private and communal amenity spaces. Additionally, external works will be undertaken, including the installation of new shop fronts and alterations to the existing rear extension.



Further Information:

TENANCIES:

Tenant leaving April 2025. Property will be sold with vacant possession.

PROPOSAL:

Offers in Excess of £1,100,000. The property will be sold with vacant possession.

VAT:

The site is elected for VAT.

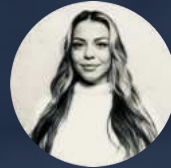
VIEWINGS:

N/A



Nathan King
Senior Property Consultant

nathanking@whozoo.co.uk
0333 200 8330



Laura Snook
Property Consultant

laurasnook@whozoo.co.uk
0333 200 8330



Tom Castro
Founder

tomcastro@whozoo.co.uk
0333 200 8330

whozoo.
Commercial Property, Expertly Done

T: 0333 200 8330
E: info@whozoo.co.uk
Unit 2, 2 Delacourt Road London SE3 8XA

www.whozoo.co.uk
www.linkedin.com/company/whozooltd/

1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Whozoo or the vendor or lessor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 4. Neither Whozoo nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 6. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 7. No assumption should be made in respect of parts of the property not shown in photographs. 8. Any areas, measurements or distances are only approximate. 9. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 10. Amounts quoted are exclusive of VAT if applicable.