

# FOR SALE

## RESIDENTIAL DEVELOPMENT



# whozoo.

## WEST BERKSHIRE

 **41 Cheap Street, Newbury, Berkshire RG14 5BX**

Offers in  
Excess of **£360,000**



Property Type

**COMMERCIAL INVESTMENT**



Size

**2,800 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**WEST BERKSHIRE**



Planning Granted

**20/01210/FULD**



Existing Use

**CLASS E**

### Tenanted



No

### Local Train Stations



Newbury Rail Station (0.2 miles)  
Newbury Racecourse Rail Station (0.7 miles)  
Thatcham Rail Station (3.5 miles)

### Local Amenities



Kennet Shopping Centre (500 ft)  
Newbury Farmers Market (0.2 miles)  
Newbury Racecourse (2 miles)

### VAT Applicable



No

### Rateable Value

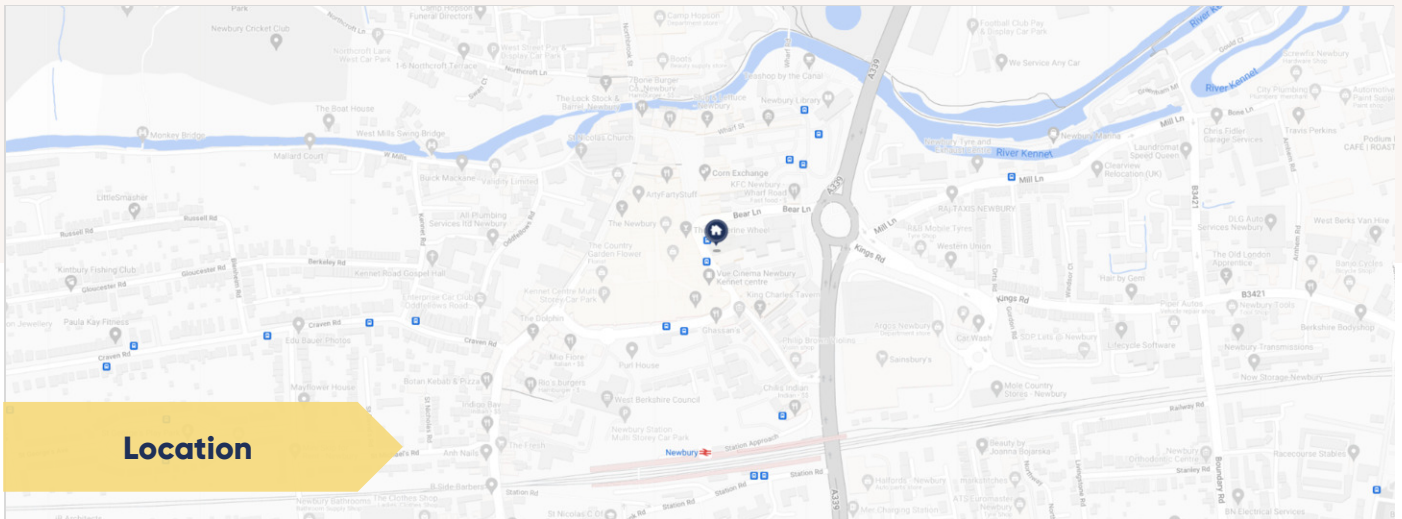


£28,250

### EPC



N/A



## Additional Information

Street front shop with ground floor comprising of a commercial unit and HMO flat. First floor is all HMO with planning permission granted to create a commercial unit and 6 HMO units spread over ground floor and first floor.

Property boasts a substantial 2,800 sqft. Shop front on a busy main street in Newbury central. Close to shops and amenities and just a 5 minute walk from the old market street.

Property is ready for stripping and a perfect blank canvas for potential investors looking to invest in the upcoming market of Newbury.

Grade 2 Listed Building .

Outstanding CIL Payment – For further information please contact agent.



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**whozoo.**  
Commercial Property, Expertly Done



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