

FOR SALE

**NEW BUILD
GROUND
FLOOR RETAIL
UNIT**



whozoo.

NEWBURY

31 Bartholomew Street, Newbury, Berkshire RG14 5LL

Price **£200,000**



Property Type

COMMERCIAL PROPERTY



Size

936 FT²



Tenure

LEASEHOLD



Borough

BERKSHIRE



Planning Granted

24/00989/PACOU



Existing Use

CLASS E

Tenanted



NO

Local Train Stations



Newbury (0.2 miles)
Newbury Racecourse (0.8 miles)
Thatcham (3.6 miles)

Local Amenities



Newbury Town Centre (0.1 miles)
Kennet Shopping Centre (0.1 miles)
Vue Cinema (0.1 miles)

VAT Applicable



NO

Rateable Value



N/A

EPC



C



Location



Additional Information

A new build ground floor commercial unit with Class E planning consent located in Newbury Town Centre.

Prior approval for change of use to a one-bedroom flat was granted in July 2024. A revised application pending for two studios. Decision expected by end of September 2024.

The unit measures 87 sqm /936 sqft according to EPC measurements. It is in shell condition and will be sold vacant. There are 14 tenanted flats on the upper floors retained by the freeholder.

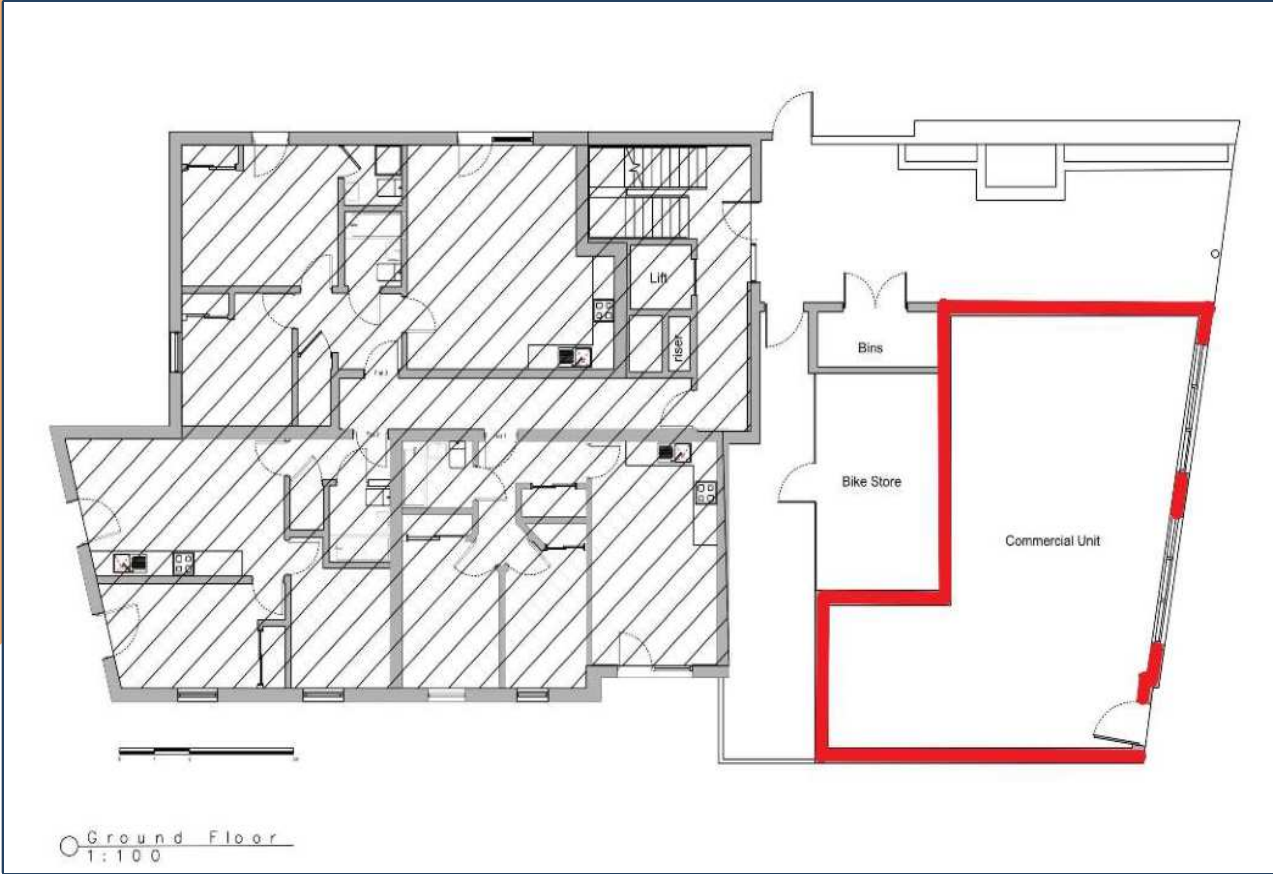
The seller will accept offers subject to application for two studios being granted.

Long Leasehold. 250 years from 08.02.2024 at a peppercorn rent. Option to increase to 999 years.

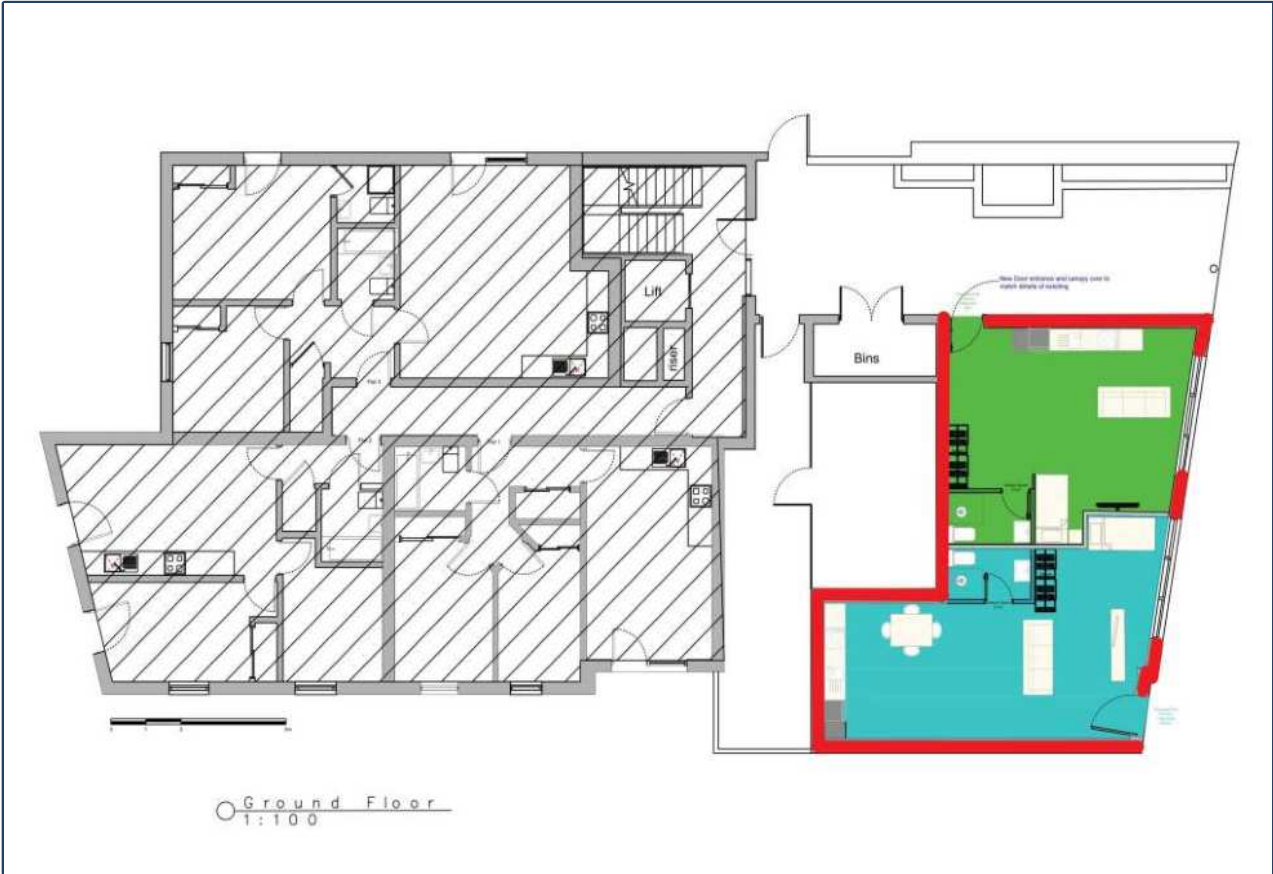
A great opportunity for local investors, developers and owner occupiers for commercial use.

Legal pack is available for a quick sale.

FLOORPLAN (In red)



PROPOSED FLOORPLAN (In red)





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