



15, The Broadway

Newbury, RG14 1AS

**FOR SALE FREEHOLD
MIXED RETAIL AND
RESIDENTIAL INVESTMENT
comprising two retail units
together with four flats**

2,950 sq ft

(274.06 sq m)

- For Sale Freehold
- Mixed Retail and Residential Investment
- Total Current Income £57,240 per annum
- 4 Flats Let as AST'S
- 2 Fully Let Retail Units

Summary

Available Size	2,950 sq ft
Price	£850,000
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

The property comprises 2 Retail Units together with 4 Flats as follows:-

FLAT A - Ground Floor approx 38 sq m gross
1 bed £725 pcm £8,700 per annum.

FLAT B - Ground Floor approx 42 sq gross
1 bed £850 pcm £10,200 per annum.

FLAT C - Top Floor approx 41 sq m gross
1 bed £875 pcm £10,500 per annum.

FLAT D - Top Floor approx 75 sq m gross
2 beds £820 pcm £9,840 per annum.

RETAIL UNITS

UNIT 1 (LHS) approx 41.43 sq m [446 sq ft] - let for a term of 5 years from 1st June 2021.
Tenant break and upward only rent review 3rd year.
Use. Coffee Shop. Current rent £9,000 per annum plus VAT.

UNIT 2 (RHS) approx 37.13 sq m [400 sq ft] - let for a term of 5 years from August 2018.
Use. Tattoo Studio. Current rent £9,000 per annum plus VAT.

TOTAL CURRENT INCOME £57,240 PER ANNUM

Location

The 3 storey property is well located within The Broadway, Newbury. Occupiers close by include Dominos Pizza, Roderick Anthony Hairdressers and Co-op.

Terms

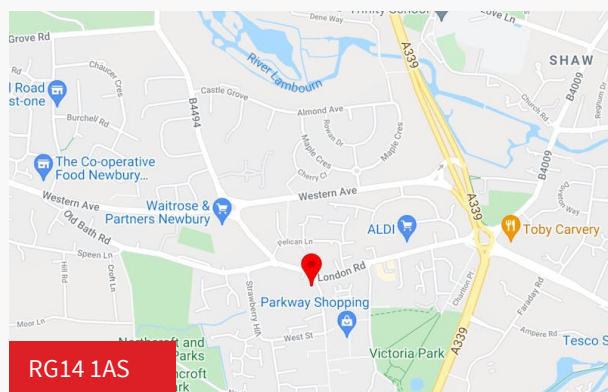
Our client is seeking offers of £850,000 plus VAT for the Freehold subject to and with the benefit of the various lettings.

Legal Costs

Each party to pay their own legal costs in this transaction.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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