

4 Bridge Street Newbury, Berkshire RG14 5EX

lot 63

Freehold Retail Investment

- Let to Nice Theory Sunshine Ltd (t/a Oldburys Deli) until 2023 (subject to option)
- Busy pedestrianised town centre location
- Close to The Kennet Shopping Centre
- Nearby occupiers include Holland & Barrett, Lloyds Bank, Boots the Chemist, HSBC and Costa

Rent
£35,000
per annum
exclusive



Location

Miles: 17 miles south-west of Reading
58 miles west of Central London
Roads: A339, A34, A4, M4 (Junction 13)
Rail: Newbury Railway Station
Air: London Heathrow Airport

Situation

The property is prominently situated on the east side of the pedestrianised Bridge Street at its junction with Market Place in the heart of the town centre. The property is in close proximity to The Kennet Shopping Centre housing occupiers including Debenhams, Laura Ashley, Caffè Nero, Poundland and Superdrug. Other nearby occupiers include Holland & Barrett, Lloyds Bank, Boots the Chemist, HSBC and Costa.

Description

The attractive Grade II listed property comprises retail accommodation on the ground floor with ancillary accommodation in the basement and part first floor. On the second floor and part first there is a two bedroom self-contained residential flat accessed via Bridge Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Basement	Ancillary	96.60 sq m (1,040 sq ft)	NICE THEORY SUNSHINE LTD (t/a Oldburys Deli) (1)	10 years from 25/11/2013 until 2023 on a full repairing and insuring lease (2)	£35,000	25/11/2018
Ground	Retail	85.40 sq m (919 sq ft)				
Part First	Ancillary	12.10 sq m (130 sq ft)				
Part First & Second	Residential	Not Measured	INDIVIDUAL	100 years from 14/12/2012	Peppercorn	
Total Commercial Area		194.10 sq m (2,089 sq ft)			£35,000	

(1) Nice Theory Sunshine Ltd was incorporated on 22nd May 2012.
(2) The lease provides for a tenant option to determine on 25th November 2018.

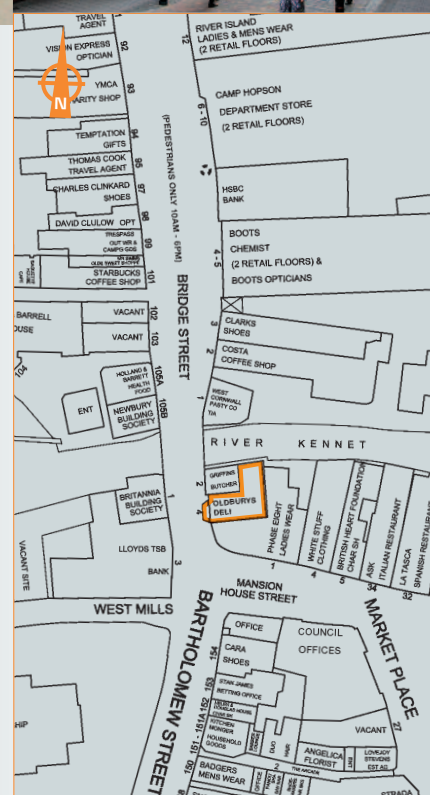
For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk

Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Nelson & Co Solicitors
28-32 Potter Street, Bishops Stortford,
Hertfordshire CM23 3UL.
Tel: +44 (0)1279 658472.
Email: carolyn.pihl@nelsoncosolicitors.com
Ref: Claire Nelson.



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