



VANDERWALD

FOR SALE

24 - 26 The Broadway

Newbury RG14 1AU



Vanderwald Estates Ltd
vanderwald.co.uk
info@vanderwald.co.uk
020 8157 7450

Description:

We are pleased to bring to market this excellent investment opportunity. The property is a commercial property comprising two commercial units. No. 24 The Broadway is a three story building fully let to a restaurant until 2032 at a rent of £39,000. The restaurant trades from ground floor and has residential units on the uppers.

No. 26 is the ground floor of the neighbouring building let to a barber until 2032 at a rent of £11,950.

The building is an elegant three-story structure with a brick façade and sash windows and detailed brick moulding which enhances the overall presentation.

Key points:

- Freehold of 24 and ground floor of 26
- Total approx. area is 272 sqm / 2,927sq ft
- Price: £630,000 + vat
- Rental income of £50,950.00 p.a.

	Unit				sqm	sq ft	rent	expires		Tenure
1	24	Commercial	GF, FF & SF	Restaurant	174	1,872	£39,000	13/11/2032	FRI	Freehold
2	26	Commercial	GF	Barber	98	1,054	£11,950	10/05/2032	FRI	Freehold

Location:

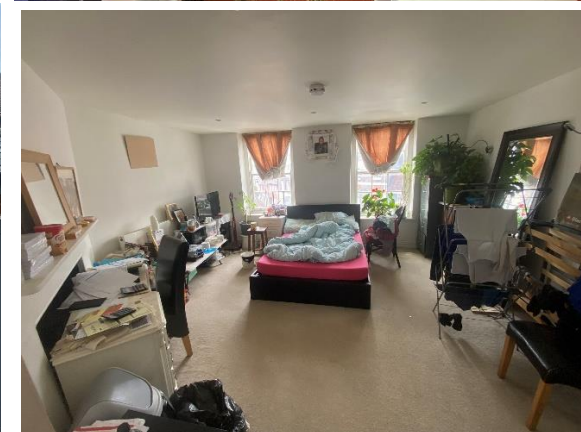
Newbury is a market town in west Berkshire, between Oxford and Winchester and 20 miles west of Reading. It has a population of 33,800. Newbury and its immediate surroundings constitute the major commercial and retail centre of West Berkshire.

The property is located on The Broadway, which is the junction between Oxford Street and London Road, just north of the town centre. It is close to parks including Northcroft Park and has all amenities close by including a schools, hospitals, museums and restaurants. It is a 15-minute walk to Newbury train station.

Occupiers close by include Waitrose, Premier Inn, Aldi and a range of local and national retailers.

Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.





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