

We are pleased to bring to market this excellent investment opportunity.

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 comprises a commercial unit on the ground floor, let to a barber until 2032 at a rent of £11,950, and two flats on the uppers which are sold off on long leases.

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

#### PROPERTY SUMMARY :

- Freehold
- Total approx. area is 272 sqm / 2,927sq ft
- Desirable location
- £50,950 rental income
- Subject to VAT. Can be a TOGC



#### 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 surroundings constitute the major commercial and retail centre of West Berkshire.

The property is 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 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.

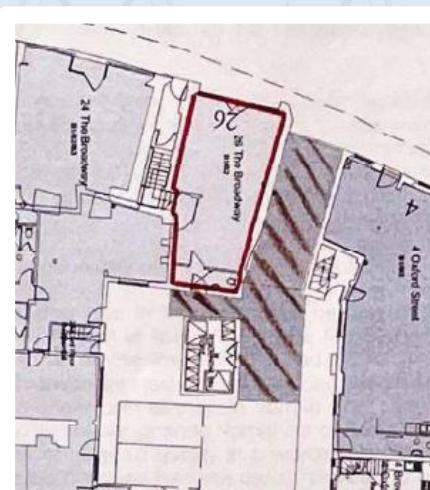
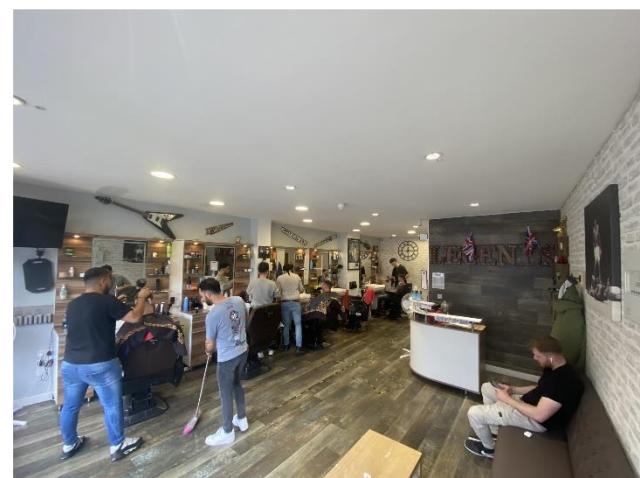
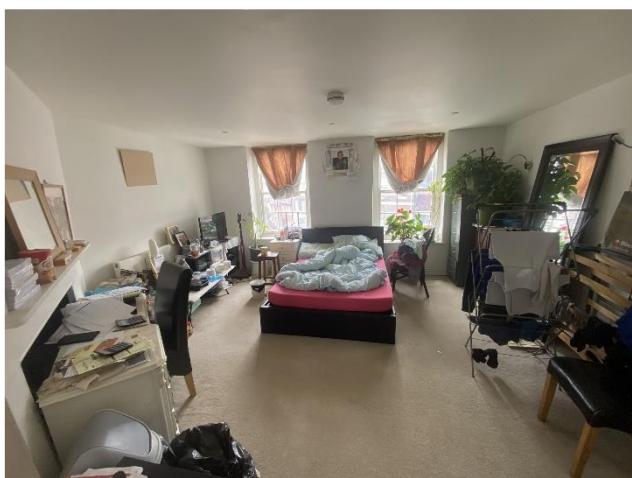
	Unit		Sqm	Sq ft	Rent	Lease Expiry	
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Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.

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1	24	GF, FF & SF	Restaurant	174	1,872	£39,000	13/11/2032	FRI	Freehold
2	26	GF	Barber	98	1,054	£11,950	10/05/2032	FRI	999 Leasehold



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