



VANDERWALD

FOR SALE
4 Oxford Street
Newbury RG14 1JB



Vanderwald Estates Ltd
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Description:

We are pleased to bring to market this excellent investment opportunity. The property is a retail unit on the ground floor of an elegant brick and render façade building. The unit is let to Parkers Estate Agent from August 1, 2022 – July 31, 2032, at a rent of £17,950. There is a rent review/ break in August 2027.

Key points:

- New long lease
- Total approx. GIA is 98 sqm / 1,055 sq ft
- Rent of £17,950 p.a.
- Let until 2032 with upwards only rent review/break in 2027
- Price: £230,000 + vat

Location:

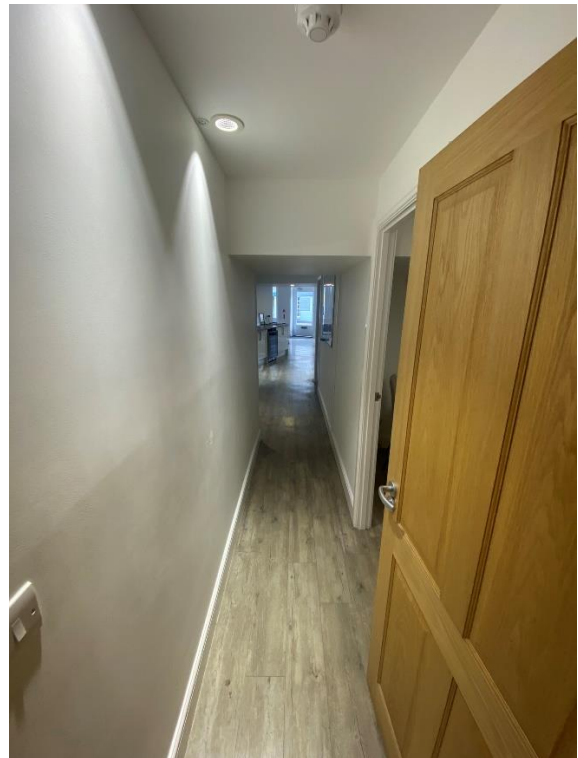
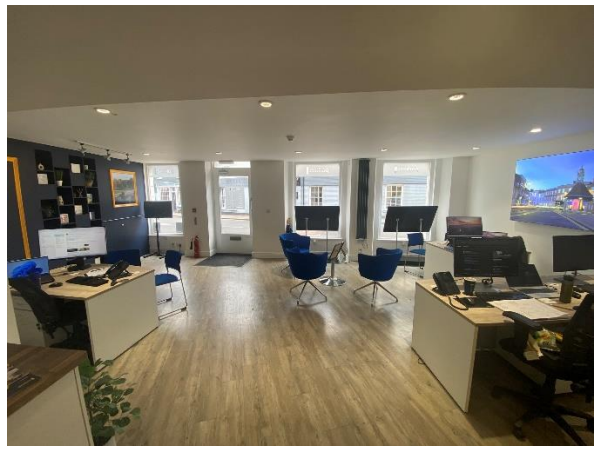
Newbury is a market town in west Berkshire, between Oxford and Winchester and 20 miles west of Reading. It has a population of 33,800. Newbury and its immediate surroundings constitute the major commercial and retail centre of West Berkshire.

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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