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Properties in West Berkshire and North Hampshire

**Brunsdens**  
ASSOCIATES 

**62 CHEAP STREET  
NEWBURY  
BERKSHIRE  
RG14 5DH**



**TO LET/FOR SALE**

**SHOP & 2 BED FLAT**

**APPROXIMATELY 529 SQ FT (49 SQM) PLUS FLAT**

- **Take Away consent granted**
- **Busy footfall**

## LOCATION

The property is located in the busy Cheap Street area, very close to the Station Approach junction. The railway station is only a few minutes walk away and the cinema, Kennet Centre and market place are also very close.

## DESCRIPTION

The property is a brick built terrace building with ground floor lock up shop with rear access to a two bedroom flat above. The shop can be taken as a lock up unit and at present there is the possibility of accommodation above becoming available at the end of the short hold tenancy. Alternatively the freehold of the whole could be brought with part income from the flat.

## PLANNING

The planning has A3/A5 hot food takeaway consent (15/02574).

## ACCOMMODATION

|                           |                            |
|---------------------------|----------------------------|
| Ground Floor retail shop: | 443 sq ft                  |
| Rear office:              | 86 sq ft                   |
| <b>Total:</b>             | <b>529 sq ft / 49 sq m</b> |

There is a single WC to the ground floor.

Areas have been calculated on a net lettable basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

Flat: 2 bed first floor flat, shower room, kitchen, gas central heating.

## TERMS

The property is available on new full repairing and insuring lease on terms to be agreed.

## RENT

**Shop:** £11,500 per annum

**Flat:** The flat is currently let on an AST for 12 months with effect from May 2015 at £8,340 per annum.

## FREEHOLD

£250,000

(Shop and flat can be let/sold separately)

## RENT DEPOSIT

Subject to covenant status the landlord may require a rent deposit to be held for the duration of the lease.

## SERVICE CHARGE

If the ground floor is taken alone there will be a small service charge for the ongoing repair and maintenance of the building as a whole.

## EPC

Shop E102, Flat C75

## BUSINESS RATES

We have been advised by West Berkshire District Council that the **Rateable Value is: £10,500** with **Rates Payable of: £5,040** for 2016/17. We recommend all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

The residential accommodation will be subject to community charge.

The property is above the minimum level for 100% relief under the small business relief system. However, there is a tapered relief which, under current legislation, will allow a discount on the amount paid. Future budgets may alter these allowances.

**NB.** Please note that you should personally check this information direct with West Berkshire Council and this property may be affected by the Newbury BID surcharge on Business Rates.

## VIEWING

By strict appointment please with the Joint Agents **Brunsdon Associates**  
01635 255501 property@brunsden.com [www.brunsdon.com](http://www.brunsdon.com) and Deal Varney 01635 550211

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Brunsdon Associates. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars. Please note that some photographs have been taken with a wide-angle lens.



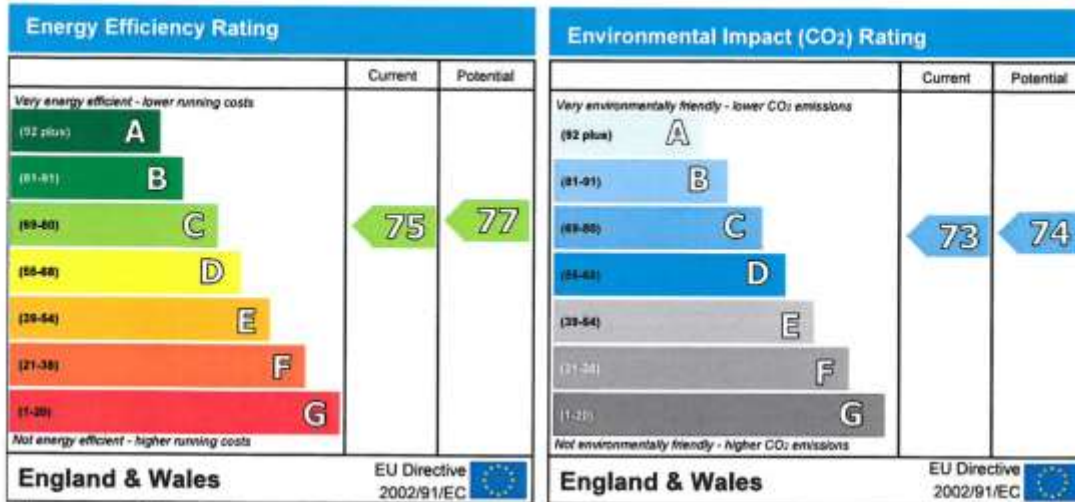
**Energy Performance Certificate**



62a Cheap Street,  
NEWBURY,  
RG14 5DH

Dwelling type: Top-floor maisonette  
Date of assessment: 25 August 2009  
Date of certificate: 26 August 2009  
Reference number: 8431-6628-6590-5635-4026  
Total floor area: 62 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 211 kWh/m <sup>2</sup> per year | 204 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 2.2 tonnes per year             | 2.1 tonnes per year             |
| Lighting                 | £55 per year                    | £32 per year                    |
| Heating                  | £337 per year                   | £341 per year                   |
| Hot water                | £80 per year                    | £80 per year                    |

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings's energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)