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Properties in West Berkshire and North Hampshire

**Brunsdn**  
ASSOCIATES 

**6 POUND STREET  
NEWBURY  
BERKSHIRE  
RG14 6AA**



**FOR SALE**

**GUIDE £225,000**

**DETACHED COMMERCIAL PREMISES  
WITH POTENTIAL (STP)**

**Approximately 1,500 sq ft (139 sqm) (Gross Internal)**

- **Currently used for alternative medicine/health centre**
- **Parking**
- **Gas Central Heating**
- **Vacant possession on completion**

**6 Pound Street, Newbury, Berkshire, RG14 6AA**

**PROPERTY**

Believed to date from the 1920s, the property has been used as a “Wellbeing Centre” for alternative medicine for many years.

It is arranged as 7 rooms plus reception, WCs and break out area.

Potential for re-development to residential office or other uses (STP).

**LOCATION**

A very convenient location only minutes from the main line railway station and Newbury Town Centre.

**VAT**

Believed to not be chargeable.

**BUSINESS RATES**

We have been advised by West Berkshire District Council that the **Rateable Value is: £8,800 with Rates Payable of: £4,224 (2018/2019).**

**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.

**TERMS**

Available freehold with vacant possession. Price Guide £225,000.

**EPC**

To Follow

**VIEWING**

Strictly by prior appointment please  
with the vendors Sole Agents

**Brunsdon Associates 01635 255501 [mail@brunsden.com](mailto:mail@brunsden.com) [www.brunsdon.com](http://www.brunsdon.com)**

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

Non-Domestic Building



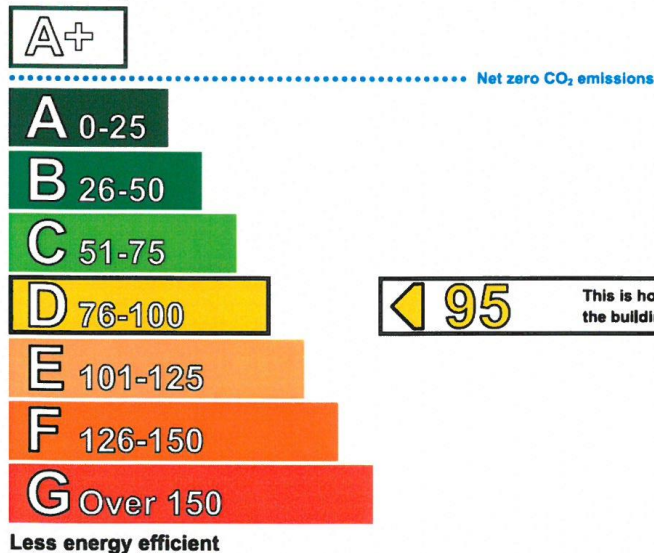
6 Pound Street  
NEWBURY  
RG14 6AA

Certificate Reference Number:  
0620-0538-7529-2429-6092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient



Less energy efficient

## Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	223
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	86.52
Primary energy use (kWh/m <sup>2</sup> per year):	502.37

## Benchmarks

Buildings similar to this one could have ratings as follows:

25	If newly built
75	If typical of the existing stock