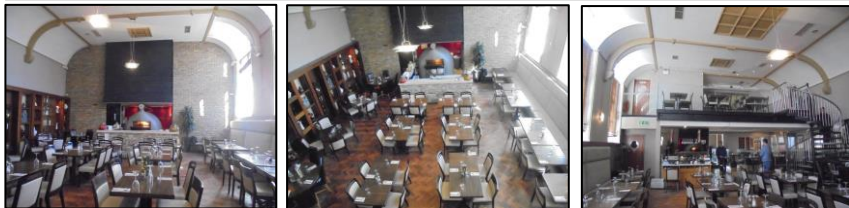


# Retail

Hicks Baker

Commercial Property Consultants



## TO LET / FOR SALE

### RENT

£55,000 P.A. for the whole building

£895,000 Sale price for the whole building

### KEY FACTS

- ☐ Stunning character building
- ☐ Fully fitted restaurant
- ☐ Prominent frontage
- ☐ 2,346 sq ft on predominantly ground floor with small mezzanine
- ☐ Small external terrace

## Newbury – 58 Cheap Street, RG14 5DH

### CLASS E UNIT TO LET / FOR SALE

The building comprises a restaurant on the ground floor and small mezzanine, plus potential to create 3 flats on first and second floor.

A planning application is in the process of being submitted – plans available on request.

### VIEWINGS

Fiona Brownfoot

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Mob: 07770 470214

Email: [f.brownfoot@hicksbaker.co.uk](mailto:f.brownfoot@hicksbaker.co.uk)

### RATES

Rateable Value (2017) - £81,500 for the whole building (currently being appealed)

Restaurant rateable value estimated to be £70,000

**NB:** A transitional rate could apply.

### LEASE

A new FRI lease direct from the landlord is available on terms to be agreed or the building is available for purchase.

### PREMIUM

Upon Request

### EPC RATING

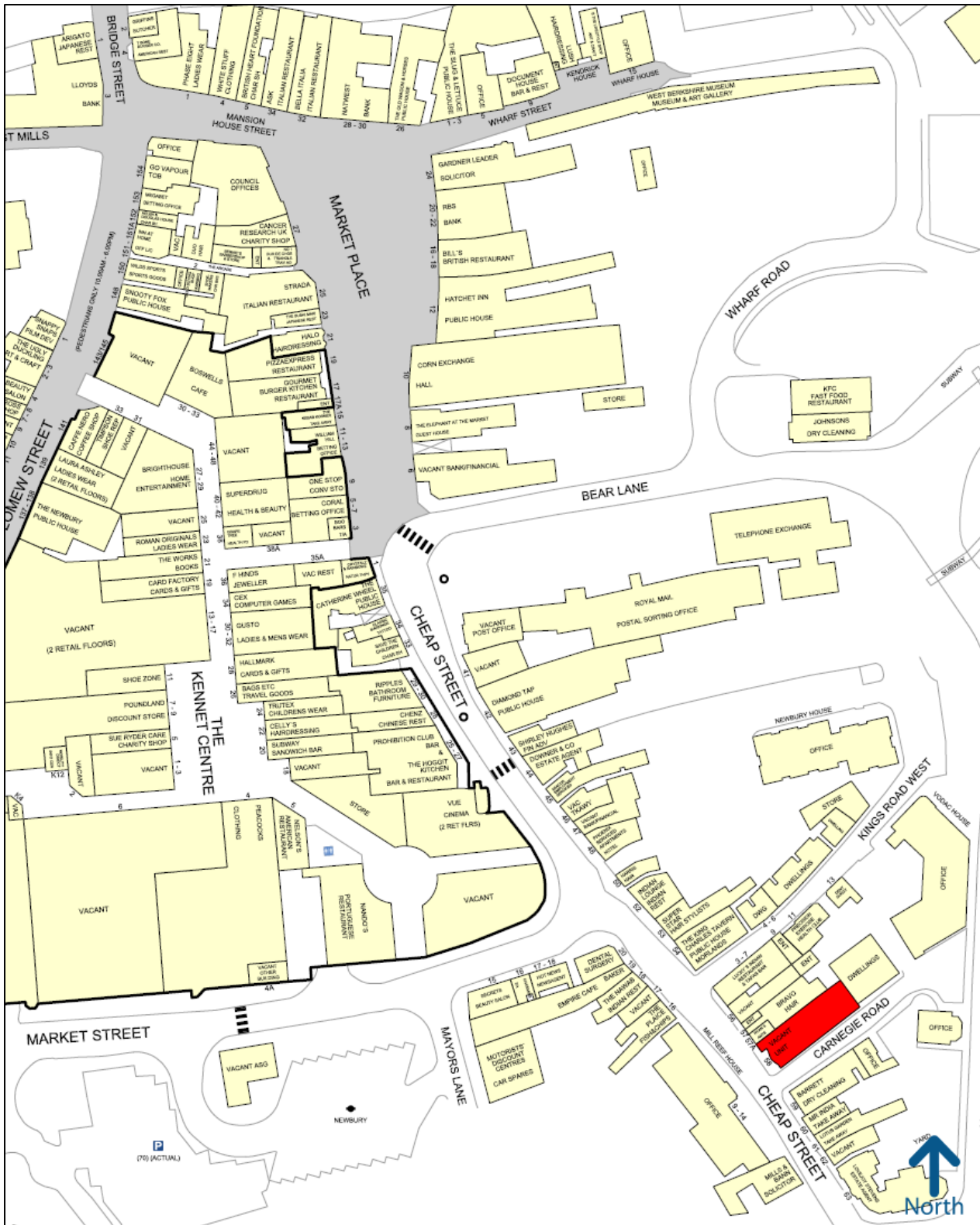
TBA

### VAT

The property is elected for VAT.

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# Transaction • Management • Performance



## DATE OF PUBLICATION

August 2020

## LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

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