

Lot 10, 20 and 20A Northbrook Street, Newbury,

Berkshire RG14 1DJ

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Lot 10, 20 and 20A Northbrook Street, Newbury, Berkshire RG14 1DJ

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Property Information

Freehold Retail Investment

- Let since 2017 to Between the Lines Limited
- Situated immediately between Marks & Spencer and Tesco Express
- Medium term residential conversion potential of upper parts, Subject to Consent
- Highly prominent position on prime retailing High Street
- Neighbouring occupiers include Marks and Spencer, Tesco Express, Superdrug, HSBC, Pret A Manger, Costa, Clarks, Boots, Santander, Robert Dyas, Greggs and Card Factory

Lot

10

Auction

18th September 2025

Rent

£50,000 per Annum Exclusive

Status

Available

Sector

Retail, High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

50 miles west of London, 19 miles west of Reading, 27 miles south of Oxford

Roads

A4, A39, A339, M4 (Junction 13)

Rail

Newbury Railway Station

Air

London Heathrow Airport

Situation

The property is prominently situated in a strong retailing position amongst some of the high street's most well-known, credible occupiers on the east side of the pedestrianised Northbrook Street, which is Newbury's prime retailing thoroughfare. Nestled in the heart of Berkshire, Newbury is a thriving market town renowned for its rich history, welcoming community and picturesque surroundings. Hosting weekly markets, a range of independent and national shops and lively cultural scene, Newbury offers a delightful blend of traditional charm and modern convenience. Newbury is easily accessible by rail or road, providing an ideal destination for people to eat, shop and socialise. Neighbouring occupiers include Marks and Spencer, Tesco Express, Superdrug, HSBC, Pret A Manger, Costa, Clarks, Boots, Santander, Robert Dyas, Greggs and Card Factory.

Tenure

Freehold.

EPC

Band C

Description

The property comprises an attractive mid terrace period building, arranged over three floors, with retail accommodation on the ground floor and ancillary accommodation on the first and second floor. The upper floors may be suitable for Residential Conversion in the medium term, Subject to Consents. The property is under the jurisdiction of West Berkshire Council (<https://www.westberks.gov.uk/>).

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 10, 20 and 20A Northbrook Street, Newbury, Berkshire RG14 1DJ

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	131.27	(1413)	BETWEEN THE LINES LIMITED (CRN: 02438515) (1)	10 years from 01/11/2017	£50,000	31/10/2027
First	Ancillary	34.04	(366)				
Second	Ancillary	35.73	(385)				
Total Approximate Floor Area		201.04 (2)	(2164) (2)			£50,000	

(1) Between the Lines Limited is a private limited company, incorporated in November 1989, which specialise in selling gifts, books & cards. For the year ending 31st March 2024, Between the Lines Limited (CRN: 02438515) reported Total Current Assets of £2,139,839 and Shareholders Funds of £1,238,075., (Source: Unaudited abridged accounts for the year ended 31st March 2024, as published at Companies House on the 1st July 2025).

(2) The floor areas stated above have been taken from the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/145936165>)

Lot 10, 20 and 20A Northbrook Street, Newbury,

Berkshire RG14 1DJ

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Lot 10, 20 and 20A Northbrook Street, Newbury,

Berkshire RG14 1DJ

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Lot 10, 20 and 20A Northbrook Street, Newbury,

Berkshire RG14 1DJ

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Lot 10, 20 and 20A Northbrook Street, Newbury,

Berkshire RG14 1DJ

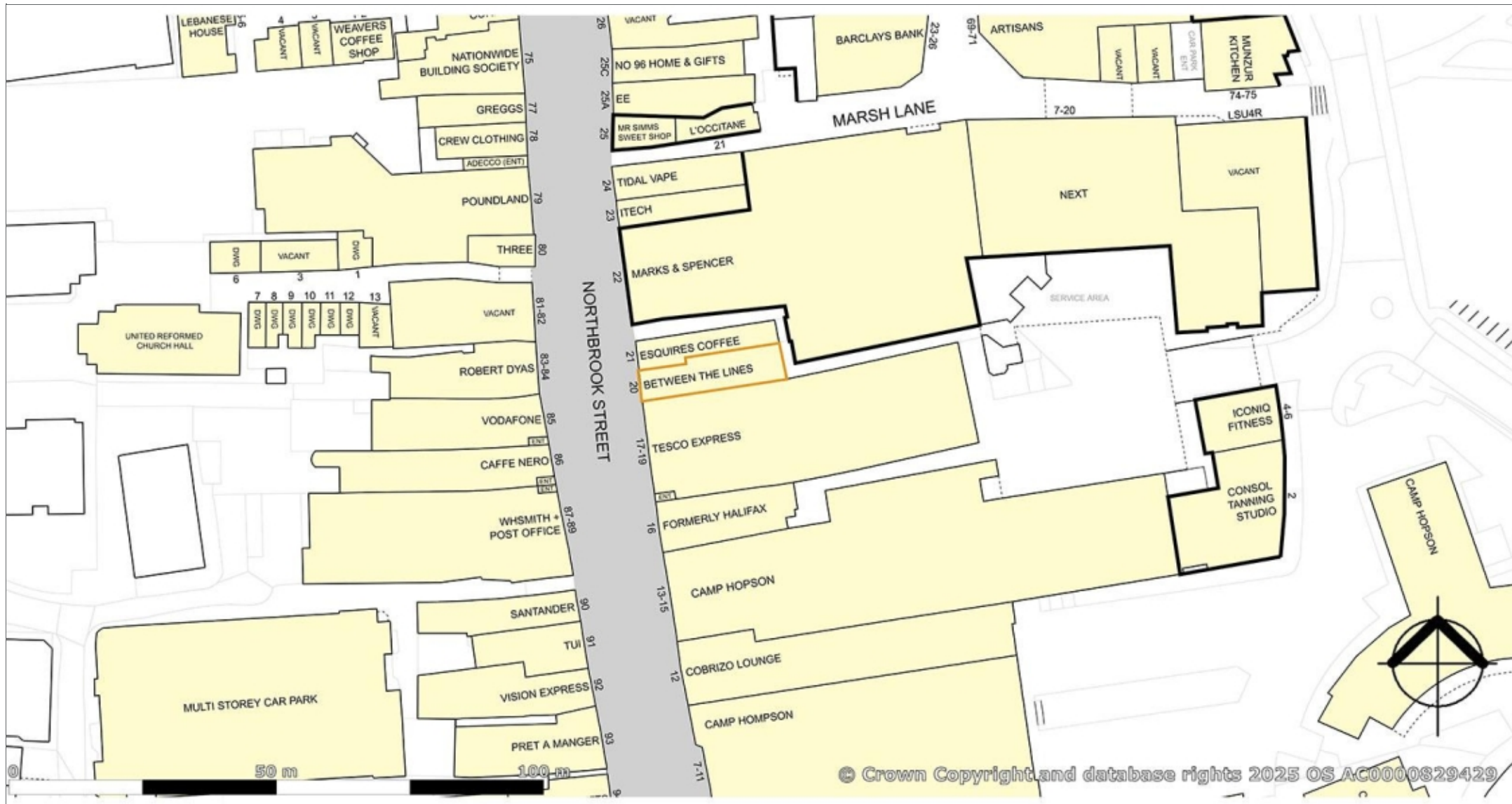
For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Lot 10, 20 and 20A Northbrook Street, Newbury,

Berkshire RG14 1DJ

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Lot 10, 20 and 20A Northbrook Street, Newbury, Berkshire RG14 1DJ

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

The Wilkes Partnership
41 Church St
Birmingham
West Midlands
B3 2RT

Bryan Poultney
0121 710 5832
bpoultney@wilkes.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2024