

lot 19

11/13 Market Place, Newbury
Berkshire RG14 5AA

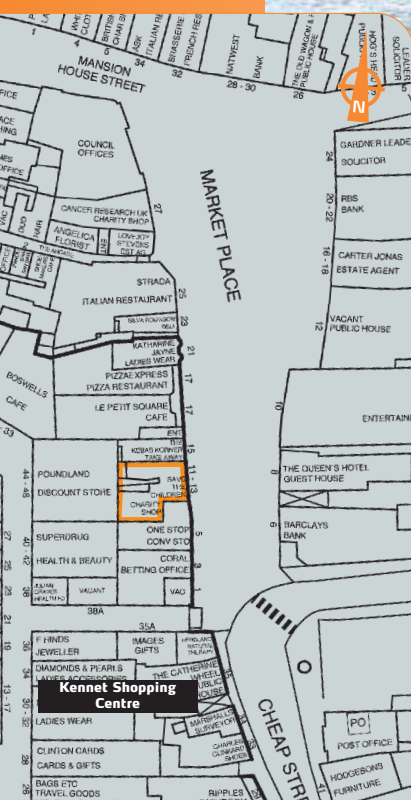
Rent
£50,344
per annum
exclusive

Freehold Retail and Office Investment

- Affluent town centre location
- Active management potential
- Immediately adjacent to the major Kennet Shopping Centre
- Nearby occupiers include Strada, NatWest, Barclays and Pizza Express
- Six Week Completion Available



On behalf of LPA Receivers



Location

Miles: 14 miles west of Reading
50 miles west of London
Roads: M4, A4, A34
Rail: Newbury Rail, Newbury Racecourse Rail
Air: London Heathrow

Situation

Newbury is an affluent and attractive market town located 50 miles west of London and 24 miles west of Reading. The property is situated on the west side of the pedestrianised Market Place where an established market operates twice a week. The major 41-unit Kennet Shopping Centre is immediately adjacent to the property with the main entrance being some 30 metres south. Nearby occupiers include Strada, NatWest, Barclays and Pizza Express

Description

The property comprises double fronted retail and ancillary accommodation on the ground floor and two self-contained offices on the upper floors. The offices are accessed from a separate entrance on Market Place.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

NB. This property is being marketed on behalf of Joint Law of Properties Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Gross Frontage	8.00 m	SAVE THE CHILDREN FUND (t)	25 years from 25/12/1987	£50,344
	Net Frontage	7.10 m			
	Shop Depth	14.25 m			
	Built Depth	14.50 m			
	Retail	130 sq m (1,406 sq ft)			
First	Office	131 sq m (1,410 sq ft)	VACANT POSSESSION		
Second	Office	133 sq m (1,431 sq ft)	VACANT POSSESSION		
Totals		394 sq m (4,247 sq ft)			£50,344

(t) Save The Children is a major global charity with 9,000 volunteers and operates from 125 shops in the UK, with a vision where every child attains the right of survival, protection, development and participation. In the year ending 31st December 2010, Save The Children reported total incoming resources of £291,472,000 and total funds of £81,905,000. (Source: <http://www.savethechildren.org.uk> 09/06/2011)

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855 Fax: +44 (0)20 7034 4869.
Email: john.mehtab@acuitus.co.uk

Martin Szamfeber
Tel: +44 (0)20 7034 4858 Fax: +44 (0)20 7034 4869.
Email: martin.szamfeber@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:

Lamberts Chartered Surveyors
387 City Road, London EC1V 1NA.
Tel: +44 (0)20 7520 2300 Fax: +44 (0)20 7837 5790.



Solicitors:

Matthew Arnold & Baldwin LLP
21 Station Road, Watford WD17 1HT.
Tel: +44 (0)1923 215071 Fax: +44 (0)1923 208836.
Email: bill.ramsey@mablaw.co.uk
Ref: Bill Ramsey.