

# MIXED COMMERCIAL / RESIDENTIAL, INVESTMENT / DEVELOPMENT OPPORTUNITY

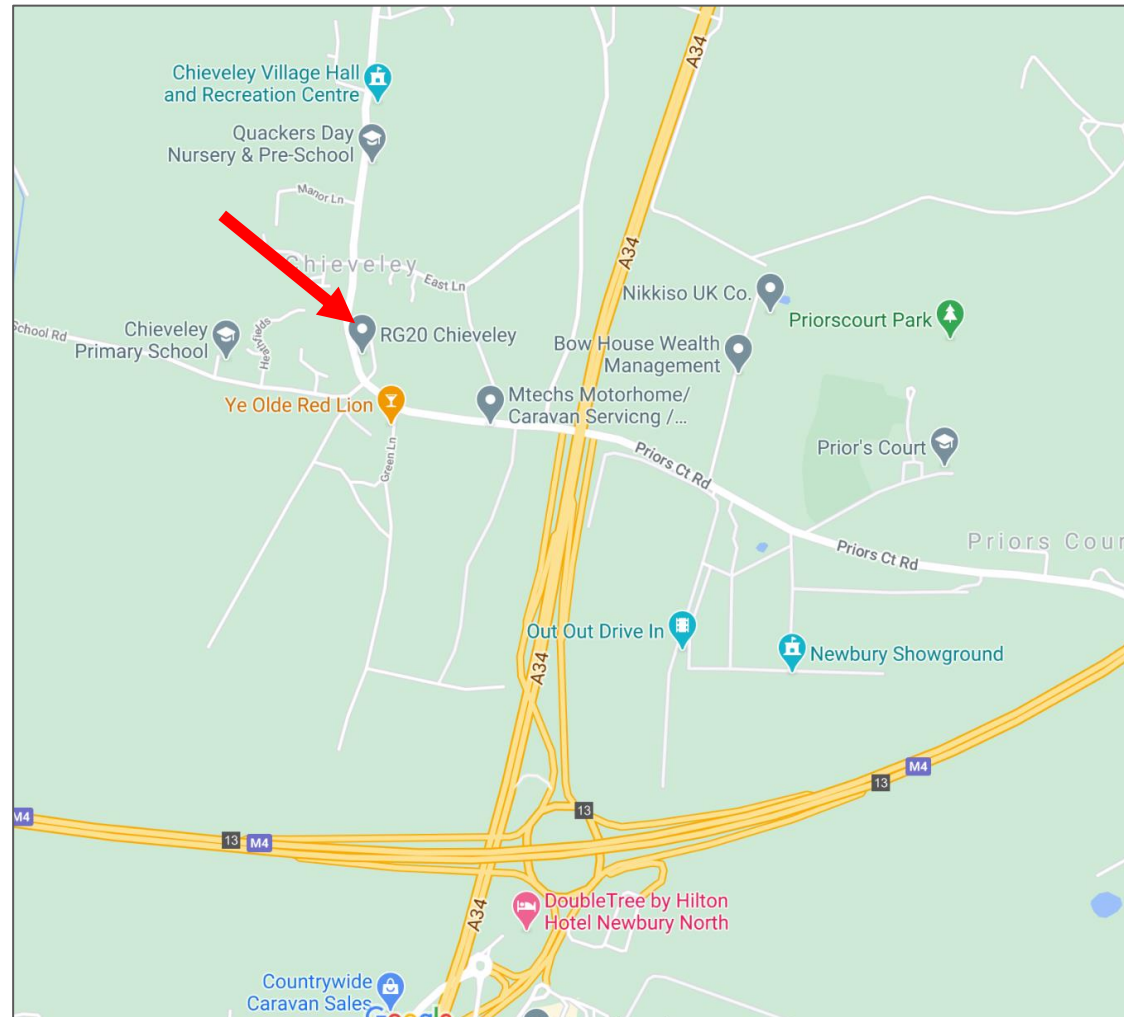


The Old Bakery  
High Street  
**Chieveley**  
Newbury  
**RG20 8UR**

## LOCATION

The asset is located within the village center fronting the High Street, with access from High Street to the courtyard serving the retail unit and residential dwellings. Additional access to the rear plot can be found via Church Lane, just off the High Street.

Chieveley has excellent road links being situated on the A34 and less than one mile from Junction 13 of M4.



## **DESCRIPTION**

The asset totals 0.35 acre and forms one title consisting of mixed period residential / commercial units with potential residential development plot to the rear for a further 2, possibly 4 new homes, subject to planning permission.

Part ground floor and basement of the original bakery building is let to a convenience store, trading as a Londis / Post Office. It is understood the retail offering is well used by the local community. The retail accommodation is well used and a little dated in appearance, the lease was recently assigned to a new tenant with a premium paid for the interest.

The remainder of the original front building is divided into a 1.5 bedroom cottage, large 2 bedroom 1<sup>st</sup> floor maisonette, disused unit fronting the High Street and a first-floor self-contained office accessed via external steel staircase. The residential dwellings, disused unit and first floor office are all accessed via the courtyard.

There is potential the disused unit fronting the High Street could be converted to further commercial space or potentially to a further 1 bedroom maisonette, subject to planning permission being obtained.

To the back of the plot, accessed via Church Lane, various bakery industrial buildings, in varying states of repair, pig-stye and open storage / hard standing can be found.

## **BUSINESS RATES AND COUNCIL TAX**

Bakery buildings and land - Rateable Value £8,512

Retail unit – Rateable Value £11,293

Bakers Flat (1.5bed cottage) – Council Tax Band C

Southleigh Flat (2 bed Maisonette) – Council Tax Band B

The rating authority is West Berkshire Council.

## **SURVEY INFORMATION**

An asbestos and electrical survey is available upon request for the entire development.

# TENANCY SCHEDULE

Unit	Detail
Retail Unit	<p>Lease commencing 22<sup>nd</sup> January 2010 for a term of 20 years, on a full repairing and insuring basis with rent reviews each 5<sup>th</sup> anniversary of the lease term. The passing rental is currently £12,500 per annum exclusive</p> <p>The lease is protected within the Landlords and tenants act.</p> <p>There are no breaks within the lease term</p> <p>The lease was recently assigned, a copy of the lease is available upon request.</p>
Southleigh Flat (Maisonette)	Let originally on an AST, which has now expired therefore in a periodic tenancy at an annual rental of £8,184
Bakers Flat (cottage)	Let on an AST from 31 <sup>st</sup> July 2020 for a term of 12 months at an annual rental of £8,340
First Floor Bakery Office	Vacant
Disused Bakery (High Street Frontage)	Vacant
Bakery Buildings	Vacant
Timber Out Building	Vacant
Pig Sty	Vacant

# ACCOMMODATION SCHEDULE

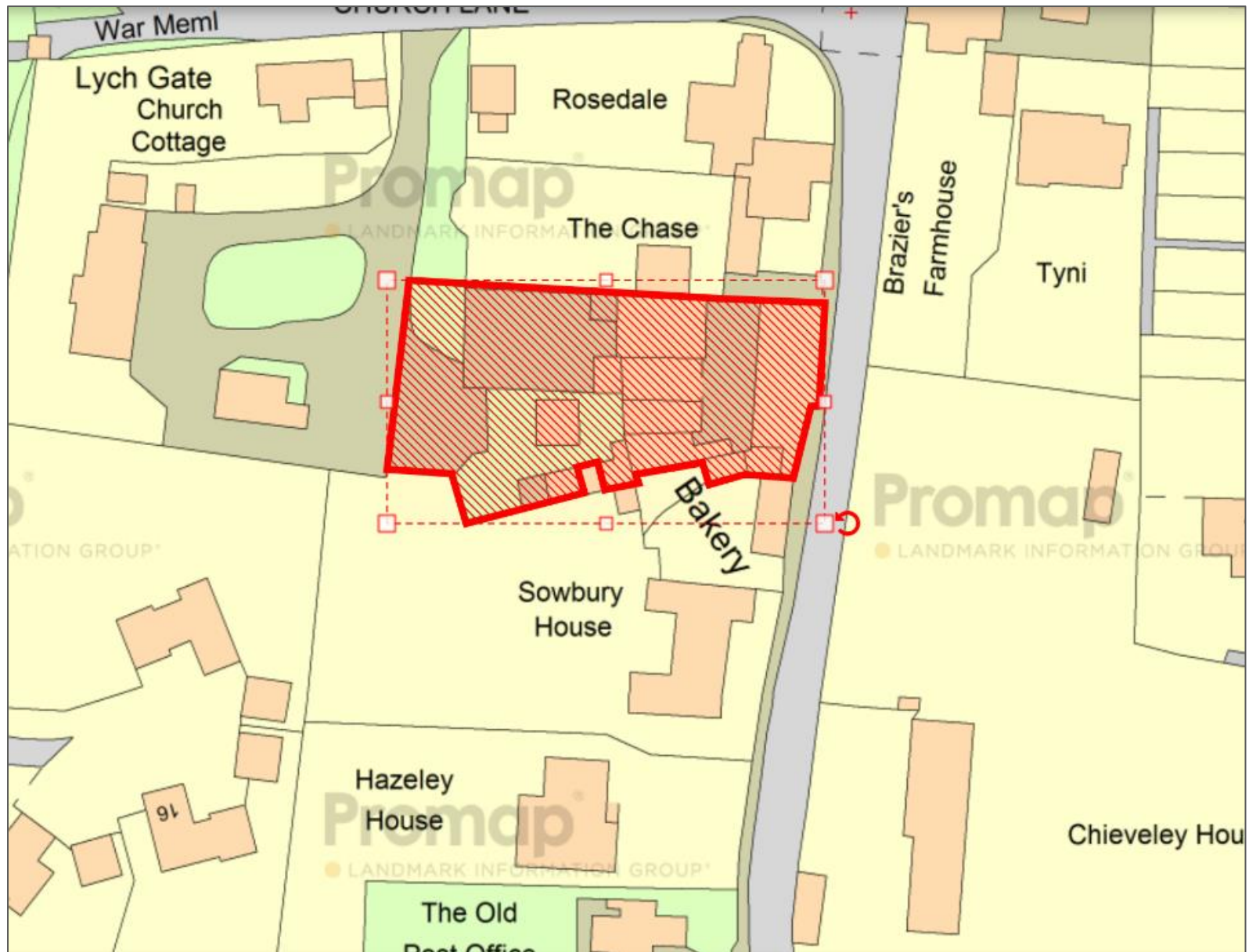
Unit	Sq.Ft.	Sq.M
Retail Unit	1,530	142.14
Southleigh Flat (Maisonette)	922	85.63
Bakers Flat (cottage)	685	63.63
First Floor Bakery Office	204	18.94
Disused bakery (High Street Frontage)	654	60.79
Bakery Buildings	2,663	247.36
Timber Out Building	350	32.5
Pig-Style	164	15.24
<b>TOTAL</b>	<b>7,172</b>	<b>666.24</b>

# ENERGY PERFORMANCE RATINGS

Unit	Energy Rating
Retail Unit	D86
Southleigh Flat (Maisonette)	E53
Bakers Flat (Cottage)	E42
Old Bakery, Old Bakery Industrial Buildings & Old Bakery Office	E101
Timber Out Building	N/A
Pig-Style	N/A



# SITE PLAN (circa 0.35 acre)



## REFERENCE PHOTOS



**Southleigh**



**Bakers Flat**



**Courtyard**



**Retail Unit**



## REFERENCE PHOTOS



**Rear of Bakery  
industrial units  
from courtyard**



**Within  
Bakery  
industrial  
unit**



**Within  
Bakery  
industrial  
unit**



**Within  
Bakery  
industrial  
unit**



# REFERENCE PHOTOS



**Timber out  
building**



**Rear Plot**



**Pig-Stye**



**Rear Plot**

## TERMS

My clients seek unconditional bids for the freehold of the entire asset by 1<sup>st</sup> March 2021.

## VAT

VAT is NOT applicable to this sale.

## PRICE

Guide price £1,175,000

Each party is to be responsible for their own legal and professional fees.

## VIEWING DETAILS & CONTACT

Strictly by appointment of sole agents Kempton Carr Croft

**Mitchell Brooks**

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818117021



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