



Ground Floor Office

6 WEEK COMPLETION



SITUATION

Located close to the junction with Pembroke Road in this mixed commercial and residential area, only a minutes walk from the prime Town Centre retailing, and being within easy reach of Newbury Mainline Station and Newbury Racecourse. Newbury is an attractive and affluent market town situated some 18 miles west of Reading, 26 miles east of Swindon and is less than 3 miles from the M4 (Junction 13) via the A34.

PROPERTY

An attractive semi-detached **Two-Storey Office Building** overlooking the Kennett & Avon Canal comprising a **Self-Contained Office** on the ground floor with separate rear access to a **Self-Contained Office** at first floor level. There is a rear car park for at least 9 cars and the offices benefit from suspended ceilings, cool comfort air conditioning, gas central heating and a fire alarm system.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Office	N.I.A WC Approx 1,300 sq ft	Kleinwort Benson Bank Limited (T/O for Y/E 31/12/12 £39.1m, Pre-Tax Loss £8.95m and Net Worth £49.2m) (see Tenant Profile)	3 years from 28th September 2012 (excl. s. 24-28 L & T Act 1954)	£20,250	FRI Note: Lessees have been in occupation for at least 15 years. 2014 Mutual Break Clause
First Floor Office	N.I.A 2WC'S Approx 1,300 sq ft	VACANT			
TOTAL NIA Approx 2,600 sq.ft TOTAL GIA Approx 2,830 sq.ft.			TOTAL	£20,250 Plus Vacant Offices	

£20,250 p.a. Plus Vacant Offices

The Surveyors dealing with this property are **NICHOLAS BORD** and **JONATHAN ROSS**



First Floor Office

VAT is NOT payable in respect of this Lot

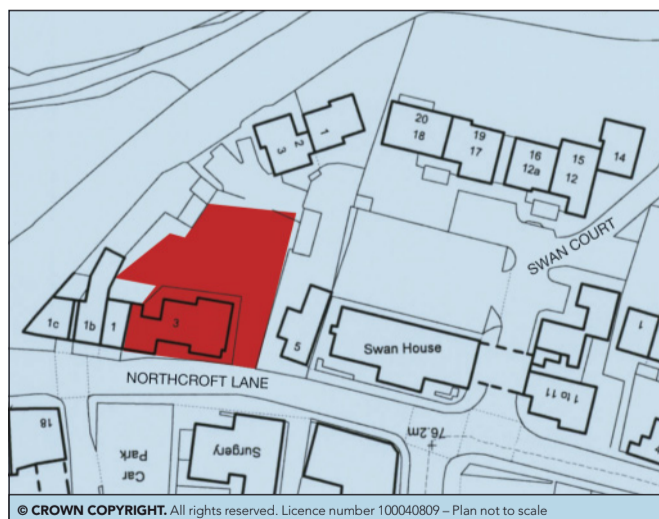
FREEHOLD

TENANT PROFILE

For over 200 years Kleinwort Benson has offered private banking and wealth management services to international private clients, families, business owners and entrepreneurs, and to institutions (source: www.kleinwort.benson.com)

PLANNING

We are informed the property has a B1(a) Use Class and benefits from the potential to convert to residential use under Permitted Development Rights. Prospective purchasers are advised to make their own enquiries through West Berkshire Council Planning Dept - Tel: 01635 519 111.



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VENDOR'S SOLICITORS
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Ref: M. Segens Esq - Email: michael@sbplaw.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts