



SITUATION

Located close to the junction with Albert Road at the northern end of the town's main retail thoroughfare, close to the historic Clock Tower, and amongst such multiple retailers as **Ladbrokes, Strutt & Parker, Savills, Winkworth, Domino's, Specsavers, McDonald's, Scope, Timpson** and others. In addition, the pedestrianised section of Northbrook Street lies just approx. 100 yards away.

Newbury is an attractive and affluent market town which lies approx. 16 miles west of Reading and 4 miles south of the M4 (Junction 13) via the A34.

PROPERTY

A Grade II Listed mid terraced building comprising a **Ground Floor Shop** (formerly an estate agents) with internal access to **Offices** on the first and second floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	14'10"
Internal Width	13'2"
narrowing at rear to	9'11"
Shop Depth	26'3"
Built Depth	55'7"
Area	Approx. 570 sq ft
WC	

First Floor Offices

2 Rooms Area	Approx. 245 sq ft
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Second Floor Offices

2 Rooms Area	Approx. 295 sq ft
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Total Area	Approx. 1,110 sq ft
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VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant Shop & Upper Part

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Joint Auctioneers

Quintons, 38 London Rd, Newbury RG14 1JX
Tel: 01635 551 441 Ref: Shane Prater
Email: shane@quintons.co.uk

Vendor's Solicitors

Warcup Law Firm
Tel: 01665 606 100 Ref: Mark Warcup
Email: mw@warcuplawfirm.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**