

# Lot 19, 15-17 Hampton Road, Newbury,

**Berkshire RG14 6DB**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Freehold Commercial, Residential and Development Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Commercial, Residential and Development Opportunity

- Comprises former funeral parlour, separately-accessed two-bed apartment, garages and outbuildings
- Majority vacant; Apartment let on AST
- Development and Change of Use Opportunities (subject to consents)
- VAT not applicable
- Prestigious residential location close to community arts centre, coffee shops and Post Office
- Less than half a mile from Newbury town centre and Railway Station

#### Lot

19

#### Auction

9th May 2024

#### Rent

£9,900 per Annum Exclusive  
plus vacant Ground Floor and Outbuildings

#### Sector

Development

#### Status

Available

On the Instructions of Dignity  
Funeral Directors

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

15 miles north-west of Basingstoke, 17 miles west of Reading

#### Roads

A34, A339, M4 (Junction 13)

#### Rail

Newbury Railway Station

#### Air

London Heathrow Airport

### Situation

The property is situated on the south side of Hampton Road, in a predominantly residential location, less than half a mile from Newbury town centre. The property boasts excellent communication links being within close proximity to the A34, M4 (Junction 13) and less than half a mile from Newbury Train Station. Occupiers in Newbury town centre include Marks & Spencer, Tesco Express, Bill's, Nando's, Caffè Nero and Costa.

### Tenure

Freehold.

### Description

The property comprises a former funeral parlour arranged on the ground floor and a separately-accessed two-bed apartment on first floor, let on an AST. The property benefits from 5 car parking spaces to the front, as well as a series of garages and outbuildings to the rear.

### VAT

VAT is not applicable to this lot.

### Planning

The property may lend itself to residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with West Berkshire Council. ([www.westberks.gov.uk](http://www.westberks.gov.uk)) (Phone: 01635 551111)

### Viewings

There will be one accompanied viewing date on Thursday 2nd May from 10:30am to 12pm. If you would like to inspect, please confirm your attendance with your name and mobile number to [henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground	Commercial/Ancillary Garages/Outbuildings (1)	57.00 115.60	(614) (1,244)	VACANT	-	-
First	Residential - 2 bed maisonette	-	-	AN INDIVIDUAL	AST from 11/2019 at £825 pcm	£9,900 (2)
<b>Total Commercial Area</b>		<b>172.60</b>	<b>(1,858)</b>			<b>£9,900</b>

(1) The property also includes a further two-storey detached building which has not been inspected and currently un-occupiable.

(2) In respect of the first floor flat, the AST has been in place since 2019, and although the AST contains a provision for an RPI rental increase annually, the Seller confirms this has not been implemented.

NB: Please note that there is a restriction on funeral use for this property- please see the legal pack for details.



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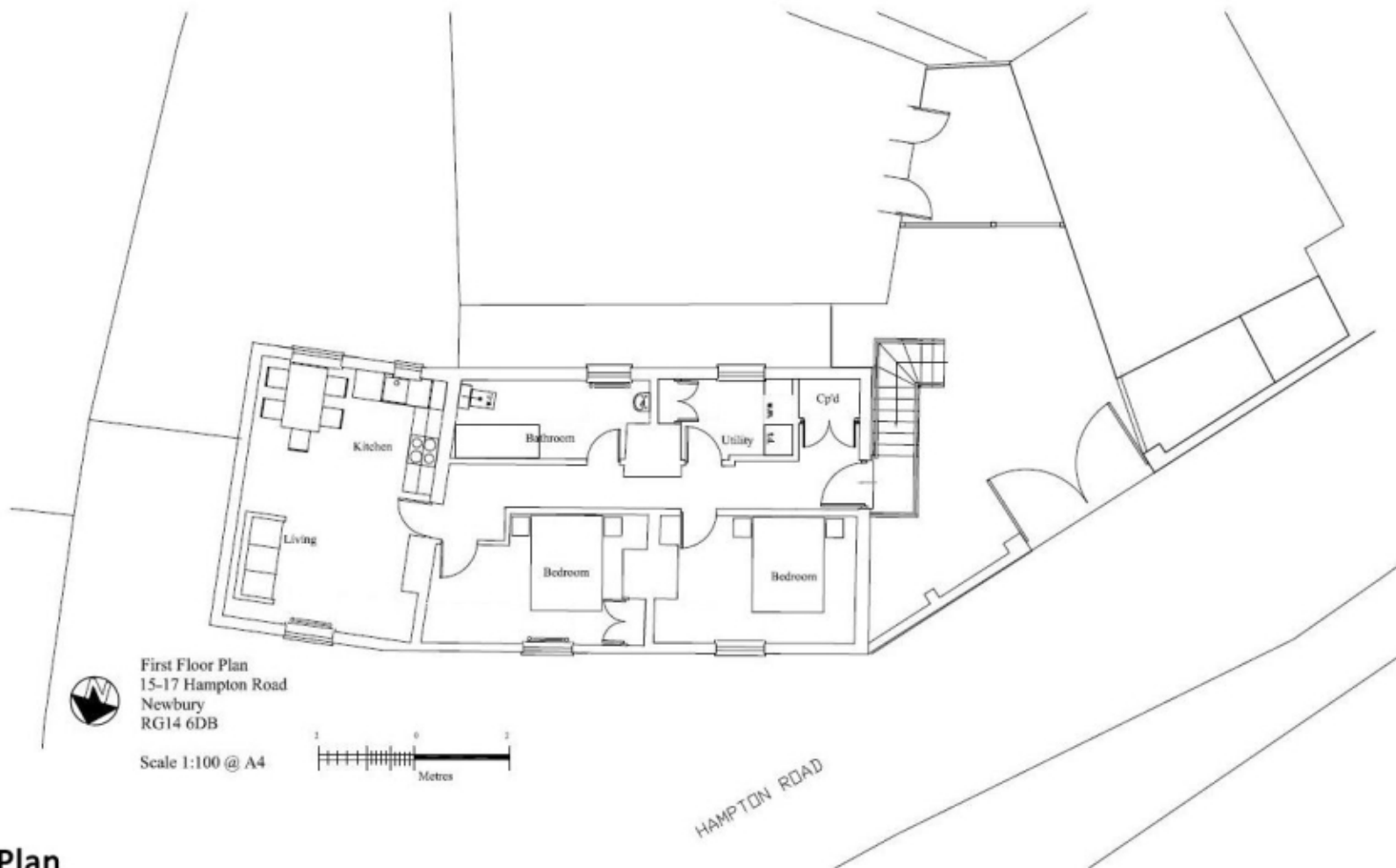
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**First Floor Plan**



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## Contacts

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