QUINTONS

01635 551441

Chartered Surveyors &
Commercial Property Consultants

TOWN CENTRE
DEVELOPMENT OPPORTUNITY

FOR SALE

45 & 45A CHEAP STREET, NEWBURY
WEST BERKSHIRE, RG14 5BX

750 TO 2,122 SQ FT



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated on Cheap Street, Newbury. Nearby Occupiers include The Post Office, Vue Cinema, Downer Estate Agents and Nandos.

DESCRIPTION

The property comprises a rear ground & first floor unit and two floors of offices above the shop (shop not included). The space is available together or sperately.

The rear is accessed via an alleyway which runs from Cheap Street to the rear parking area. This space includes office to the ground floor, stairs to first floor where two offices and a WC can be found. The rear building has electric heating, strip lights, windows to rear at ground floor level and front and rear at first floor level. There is potential for a roof terrace at first floor level between the old and newer buildings, this space could also be a residential unit.

Fronting Cheap Street, above the retail space, there are first and second floors currently used as offices. This space has a separate access and staircase from Cheap Street. The first floor includes two offices and a WC. The second floor includes three offices, WC, and kitchenette. This space could, with some building work, be split to provide two apartments.

The property would suit conversion to residential.

ACCOMMODATION

Gross Internal	**Sq. M.**	**Sq. Ft.**
Rear Element (Ground & First Floors) (Part 2)	69.70	750
First & Second Floors (Main Building) (Part 3)	127.50	1,372

RATING ASSESSMENT (Paid by the tenant)

Rateable Value £23,750 Rates Payable £10,212.50 (2026/27)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 106.

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

PROPOSAL

The property is available to purchase in the following lots as per the attached plan:-

Part 1 £150,000 (edged Green on the attached plan)

Part 2 £150,000 (edged Pink on the attached plan)

VAT is applicable.

LEGAL COSTS

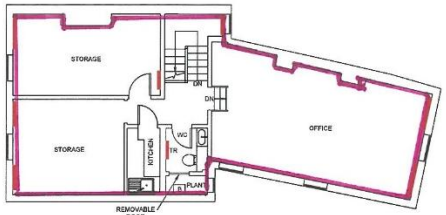
Each party to be responsible for their own legal costs.

VIEWING

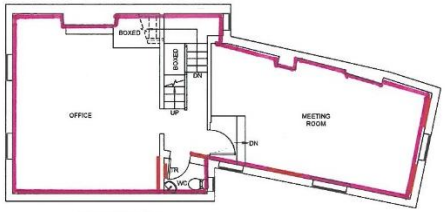
Contact Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk

October 2026

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

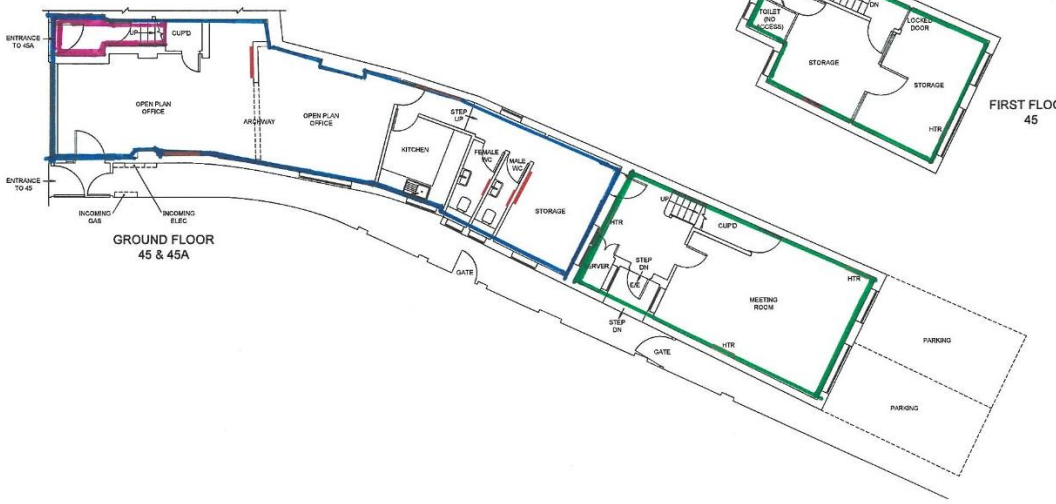


SECOND FLOOR
45A



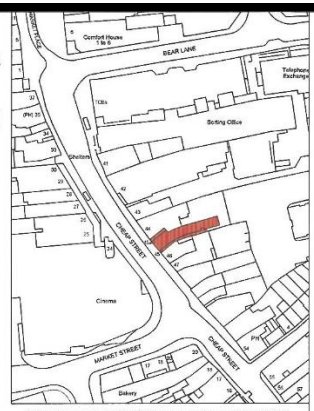
FIRST FLOOR
45A





GROUND FLOOR
45 & 45A

FIRST FLOOR
45



© Crown copyright 2026 Ordnance Survey 100053143

0 10 20 30 40 50 metres

LOCATION PLAN
1:1250 @ A2

0 1 2 3 4 5 metres

REVISIONS

LEGEND

	RADIATOR
HTR	ELEC HEATER
TR	TOWEL RAIL
B	BOILER
CUPD	CUPBOARD

mdt
MDT Consultants Ltd
Suite 17 Thatcham House
Turners Drive, Thatcham
Berkshire
RG19 4QD
Phone: 01635 864925

CLIENT: Abacus

PROJECT: 45 & 45A Cheap Street, Newbury, RG14 5BX

DRAWING: Floor Plans

DATE: 25/04/2026

SCALE @ A2: 1:100

DRG.No: 001

All dimensions to be verified on site. This design shall be read in conjunction with the information contained herein are copyright and may not be reproduced in part or in whole without the prior written permission of MD Technology.