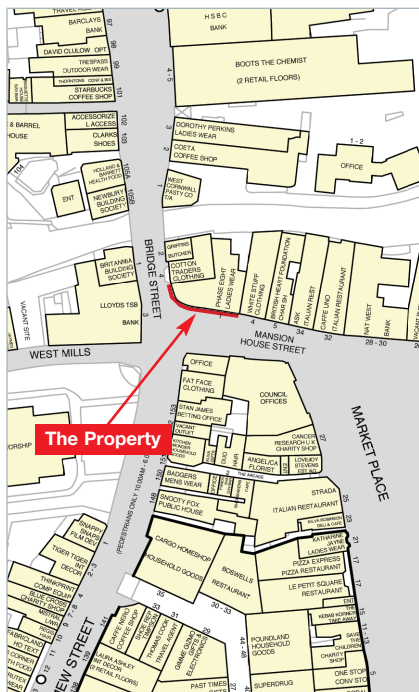


Newbury

1-3 Mansion House Street Berkshire RG14 5ES

- **Attractive and Prominent Freehold Shop Investment (2)**
- Let to Phase Eight (Fashion & Designs) Ltd
- Lease expires 2022
- Pedestrianised town centre location adjoining White Stuff and close to Fat Face
- Rent Review 2012
- Total Current Rents Reserved **£92,500 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Newbury is an affluent and attractive market town (14th most affluent catchment in the UK) strategically located along the M4 western corridor, 21 miles west of Reading and 28 miles east of Swindon. The town lies to the east of the A34 which provides access to Junction 13 of the M4 Motorway (4 miles to the north) and Junction 3 of the M3 motorway to the south. In addition the town benefits from a regular rail service to London Paddington.

The property is situated in a prominent corner position on the pedestrianised Mansion House Street, at its junction with Bridge Street, equidistant between Northbrook Street to the north and the Kennet Centre to the south. There are a number of fashion retailers nearby namely White Stuff and Cotton Traders (both adjacent), Fat Face and Dorothy Perkins.

Other retailers in the immediate vicinity include Lloyds TSB, Costa Coffee, Clarks Shoes, Holland & Barrett, ASK Restaurants and Caffè Uno.

Description

The property comprises an attractive retail unit with dual frontage to Bridge Street and Mansion House Street, arranged over ground, basement, mezzanine, first and second floors. The property is currently configured to provide retail sales at ground floor with ancillary accommodation to the basement.

The upper floors have been granted planning permission for 11 one and two bedroom apartments. Access is via a separate entrance on Mansion House Street, and they are to be sold off on a long lease accommodation to the basement.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground & Basement	Phase Eight (Fashion & Designs Ltd) (1)	Ground Floor Sales Ground Floor Storage Basement	118.6 m (1,277 sq ft) 21.6 m (233 sq ft) 43.6 m (470 sq ft)	£92,500 p.a.	Rent Review 2012
Lower Ground, First & Second Floors (2)	Pacemanor Limited	Mezzanine Lower Ground Floor First Floor Second Floor	30.66 m (330 sq ft) 23.6 m (254 sq ft) 99.33 m (1,069 sq ft) 65.18 m (702 sq ft)	Peppercorn	Reversion 3010

(1) Website Address: www.phase-eight.co.uk
For the year ended 30th January 2010, Phase Eight (Fashion & Designs) Ltd reported a turnover of £72.675m, a pre-tax profit of £8.683m and a net worth of £19.742m. (Source: riskdisk.com 11.11.2010.)
Phase Eight trade from 80 stores and 125 concessions throughout the UK and Ireland.
(2) The upper floors are available to purchase by way of separate negotiation. Please contact the Auctioneers for more information.

Total £92,500 p.a.