



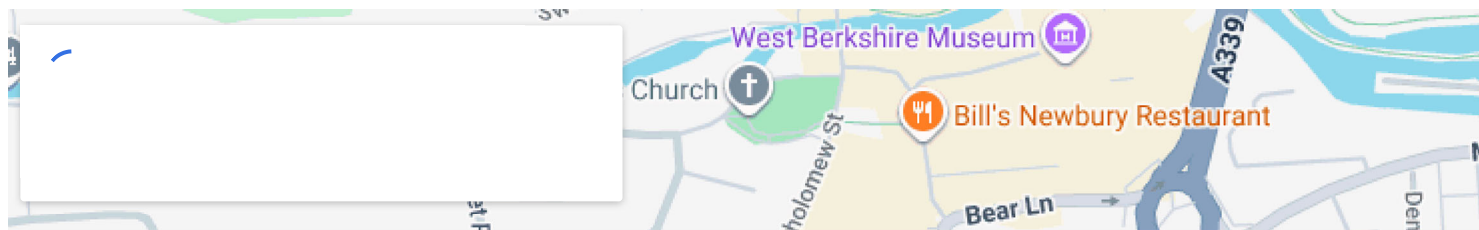
High Yielding South East Investment Opportunity

 Winchcombe House, 123-126 Bartholomew Street, Newbury,, RG14 5BN

FOR SALE 

£ 500,000 Offers in excess of

Location



Newbury is an affluent and attractive market town within the M4 Corridor. The town is located approximately 96 km (60 miles) west of Central London, 32 km (20 miles) west of Reading and 45 km (28 miles) south of Oxford.

Situated on the River Kennet and the Kennet and Avon Canal, Newbury is steeped in history and surrounded by some of the UK's most outstandingly beautiful countryside. It is also the centre of the West Berkshire administrative area (population 161,000 as at 2021). Its geographical position and road and rail communications is expected to underpin its ambitions to grow as a preferred location for innovative and technology-based businesses. Newbury is located at the crossroads of the M4 Motorway, and the north- south A34 dual carriageway connecting the south coast to Oxford and beyond. The town is connected to the national railway network with a current fastest journey time to London Paddington of 42

Minutes (50 miles). Network Rail have recently electrified the route between Newbury and London which will result in more frequent services and even faster journey time.

Newbury boasts many historical attractions and places of interest as well as a world-famous racecourse.

Summary

- Affluent and attractive South East town
- Prominent town centre position
- Situated adjacent to the former Kennet Shopping Centre which is undergoing a major redevelopment
- Ground floor let to Subway franchisee on new 15-year lease from May 2026
- Fully let upper parts
- Total income £55,000 per annum
- Future potential to convert the upper parts to residential use
- Freehold
- Offers in excess of £500,000, subject to contract
- 10.5% net initial yield

Situation

The property is situated within the heart of the town centre, occupying a prominent corner position on Bartholomew Street, at its junction with Market Street.

Newbury train station is an approximate three-minute walk to the south.

The property benefits from being adjacent to the former Kennet Shopping Centre, which is undergoing a major redevelopment known as the 'Old Town' project. A planning application was approved by West Berkshire Council in September 2025 for the partial demolition of the existing building on site and the development of 317 new homes along with the provision of five new commercial units fronting Bartholomew Street and Market Place. The existing Vue cinema is set to remain in place, and the centre is served by a 500-space car park. For further information see www.oldtownnewbury.com.

The town's main pedestrianised retailing pitch of Northbrook Street including Parkway Newbury Shopping Centre is a five-minute walk to the north. Parkway Newbury comprises over 44,129 sq m (475,000 sq ft) of retail, restaurants and accommodation anchored by Marks & Spencer and Next. Other national retailers represented include H&M, New Look, Fat Face, Primark, Waterstones and Clarks.

Description

The property is a detached commercial building arranged over ground and three upper floors.

The ground floor comprises a retail unit occupied by Newbury Foods Limited, trading as Subway.

The first floor is occupied by Clay & Co and comprises a new pottery studio.

The second and third floors are occupied by Good Vibes Music Academy as a music showroom, tuition rooms and recording studio.

The property has an EPC rating of C, valid until June 2033.

Accommodation

The property has been measured by BKR Floor Plans and provides the following accommodation:

Net Internal Areas:

Ground Floor	81.66 sq m	879 sq ft
First Floor	84.45 sq m	909 sq ft
Second Floor	76.46 sq m	823 sq ft
Third Floor	58.99 sq m	635 sq ft
Total	301.55 sq m	3,246 sq ft

Gross Internal Areas;

Ground Floor	112.69 sq m	1,213 sq ft
First Floor	116.03 sq m	1,249 sq ft
Second Floor	102.38 sq m	1,102 sq ft
Third Floor	84.26 sq m	907 sq ft
Total	415.36 sq m	4,471 sq ft

A set of floorplans is available to download.

Tenure

Freehold.

Tenancies

Ground Floor

Let to **Newbury Foods Limited, t/a Subway**, on a new 15-year lease from 14th May 2026, expiring on 13th May 2041 at a passing rent of **£20,000 per annum**. There is a tenant's break option on 13th May 2031, subject to six months' notice. The lease is inside 1954 Act protection.

A rent deposit of £10,000 is held by the Landlord, and the lease is guaranteed by the company director.

The tenant benefits from a six-month rent-free period expiring on 13th November 2026. The vendor will top-up the income by way of an appropriate adjustment on the completion sum, in order that an investor does not suffer an income shortfall.

First Floor

Let to **Clay & Co Newbury Limited** on a new 5-year lease from 14th November 2025, expiring on 13th November 2030 at a passing rent of £10,416.67 per annum. There is a tenant break option on 14th May 2028, subject to three months' notice. The lease is outside 1954 Act protection.

The lease benefits from a fixed rental increase to **£12,500 per annum** on 14th November 2026. The vendor will top-up the rent to this figure.

A rent deposit of £3,750 is held by the Landlord.

Second & Third Floors

Let to **Good Vibes Music Academy CIC** for a term of 10 years from 30th May 2024, expiring on 29th May 2034 at a passing rent of **£22,500 per annum**. There is a tenant's break option on 30th May 2029, subject to six months' notice. The lease is outside 1954 Act protection.

Therefore, an investor will benefit from a total income of **£55,000 per annum**.

Covenants

Newbury Foods Limited is a franchisee of Subway.

The Subway brand began in 1965 in the USA and has grown to become one of the world's largest restaurant brands, serving customisable and signature sandwiches, wraps and salads to millions of guests, across more than 100 countries in more than 37,000 restaurants every day. Subway restaurants are owned and operated by a franchisee network that includes more than 20,000 entrepreneurs and small business owners. For further information please visit www.subway.com.

A rent deposit of £10,000 is held by the Landlord, and the lease is personally guaranteed by the company director.

Clay & Co is a pottery studio offering one-day workshops, six-week classes, and membership options to the art community. For further information visit www.clayco.co.uk. A rent deposit of £3,750 is held by the Landlord.

Good Vibes Music Academy provides high-quality and engaging rock, pop and electronic lessons with a team of pro musicians. Good Vibes is a place for students to develop their skills, play with others, be creative, gain confidence and perform at their very best. The company teaches guitar, bass, drums, ukelele, piano, keyboard, vocals, DJ, music production, brass & woodwind. Lessons take place at their high-street studio in Newbury and at local partner schools. For the year ending 31st August 2025, the company reported Net Assets of £47,624. For further information visit www.goodvibesmusicacademy.co.uk.

VAT

The property has been registered for VAT. It is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

Upper Floors Potential

We suggest there is future potential to convert the upper floors to residential use. In July 2021 planning permission was granted for change of use of the first, second and third floors to form five residential flats. Whilst this consent has now lapsed, the previous approval demonstrates the potential for residential conversion of the upper floors, subject to obtaining all necessary consents.

Proposal

We are instructed to seek offers in excess of **£500,000** (Five Hundred Thousand Pounds), subject to contract, reflecting a net initial yield of **10.5%**, assuming purchasers' costs of 4.70%.

Please note that a purchaser will be re-charged the cost of the searches (£1,760.80) which are provided in the data room.

Investment Considerations

1. An opportunity to acquire an attractive commercial investment in an affluent South East town;
2. The property occupies a prominent position in the heart of Newbury town centre;
3. Situated adjacent to the former Kennet Shopping Centre which is undergoing a major redevelopment;
4. Ground floor let to a Subway franchisee on a new 15-year lease from May 2026;
5. First Floor let on a new lease from November 2025;
6. Future potential to convert the upper floors to residential use;
7. Freehold;
8. A purchase at the asking price will provide an investor with an attractive yield;
9. An attractive lot size to an investor.

Singer Vielle AI Assistant - Try It Now

Have a question about this property?

Click the chat button in the bottom right corner of the screen. Instant answers - available 24/7.

Data Room

A full data room is available for this property.

Click the button below to access the data room, or navigate to the area titled “clicktopurchase®”, where you can view the data room and commence the online purchase process.

CLICK HERE

Join Our WhatsApp Community

Receive early notifications of property investment opportunities direct to your phone.

[JOIN NOW](#)

Contacts

Singer Vielle



Singer Vielle

[+44 \(0\) 207 935 7200](tel:+442079357200)

Singer
Vielle



Dale Henry

[+44 \(0\) 203 701 1356](tel:+442037011356)

dale@singervielle.co.uk



Neil Singer

[+44 \(0\) 207 935 7200](tel:+442079357200)

neil@singervielle.co.uk

Joint Agency



Quintons

[+44 \(0\) 163 555 1441](tel:+441635551441)



Shane Prater

[+44 \(0\) 163 526 2510](tel:+441635262510)

Shane@quintons.co.uk



Tom Price

[+44 \(0\) 163 526 2526](tel:+441635262526)

tom@quintons.co.uk

Vendor's Solicitor Firm



Gardner Leader

[+44 \(0\) 163 550 8080](tel:+441635508080)



Greg Humphreys

[+44 \(0\) 163 550 8116](tel:+441635508116)

g.humphreys@gardner-leader.co.uk



See website for full details : <https://singervielle.com>

Disclaimer

This disclaimer applies to www.singervielle.com (the “**Site**”) which is owned by Singer Vielle Limited (“**Singer Vielle**”) and operated under licence by Singer Vielle 2 LLP.

All Properties are listed subject to contract and the prices shown are exclusive of VAT if applicable.

© 2024 Singer Vielle Ltd