



Chartered Surveyors &  
Commercial Property Consultants

**BRAND NEW UNITS (TO BE BUILT)**

**FOR SALE**

**NEWBURY RACECOURSE, BLOCK A1, HOME STRAIGHT,  
NEWBURY, WEST BERKSHIRE, RG14 7WN**

**6,409 SQ FT (595.41 SQ M)**



Perspective View Front



Perspective View Rear

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

**[www.quintons.co.uk](http://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**

Newbury Racecourse has 30 race meetings per year attracting circa 200,000 people to the site. The main access is via Hambridge Road.

## **DESCRIPTION**

The commercial development will comprise 4 retail units. The four units are designed to be anchored by a convenience operator with 3 smaller units available.

All of the shop units are on ground floor level with roadside parking to the front and rear.

Servicing will be from the side.

The units have the following planning:-

Unit 4 - under use class E(a) only - This covers all retail but no hot food

Units 1,2 & 3 - use class E(a), E(b), E(c), E(e) or F2(b). This covers retail, medical etc

Opening Hours - 0700 to 22.00 Mondays to Saturday, 0800 to 17.00 Sundays and Bank Holidays.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Unit 1	91.51	985
Unit 2	91.51	985
Unit 3	66.14	712
Unit 4	346.25	3,727
<b>Total</b>	<b>595.41</b>	<b>6,409</b>

## **RATING ASSESSMENT**

Rateable Value Not Assessed

Rates Payable Not Assessed

## **PROPOSAL**

We are instructed to sell the property when built on a 999 year lease at a peppercorn rent.

VAT is applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

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

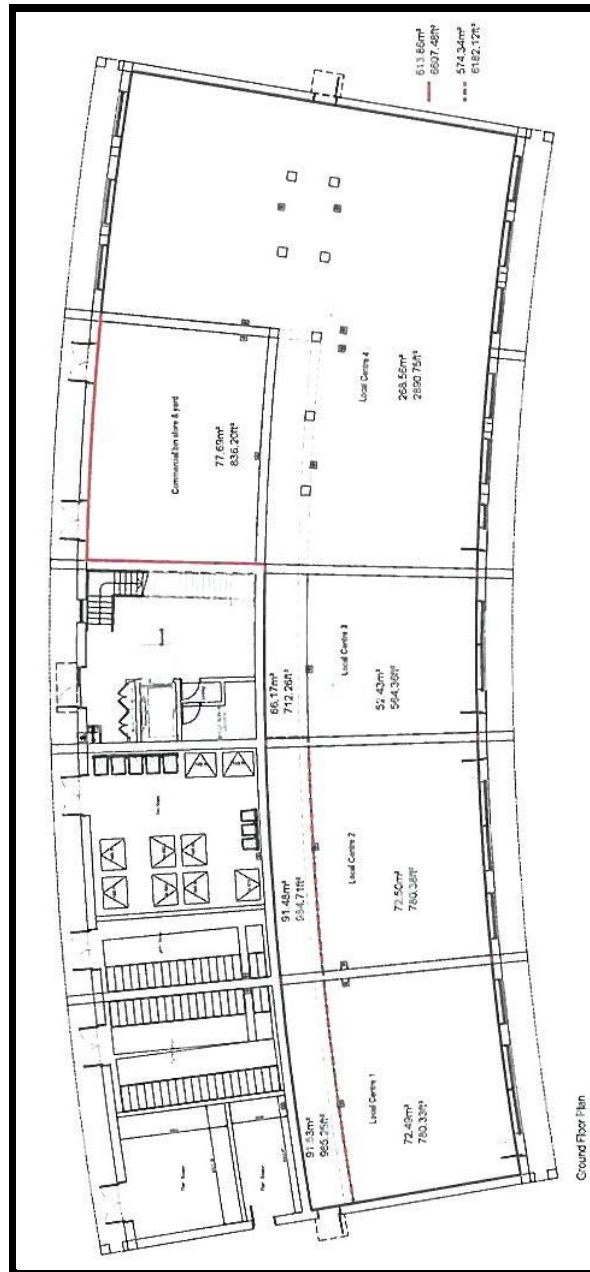
**[www.quintons.co.uk](http://www.quintons.co.uk)**

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.

## VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)  
February 2025

## Basic Layout



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

[www.quintons.co.uk](http://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.