



Chartered Surveyors &
Commercial Property Consultants

INVESTMENT

FOR SALE

**UNIT D1, RACEVIEW BUSINESS CENTRE, HAMBRIDGE ROAD
NEWBURY, WEST BERKSHIRE, RG14 5SA**

1,551 SQ FT (144.097 SQ M)



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

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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 the popular Raceview Business Centre estate just off Hambridge Road, Newbury. Nearby occupiers include Newbury Kitchens, Cutting Edge Fabrics and Creative Dental Labs.

DESCRIPTION

The property comprises a steel portal frame building with profile clad elevations and roof.

Internally the space has been fitted out as a takeaway pizza operation and includes storage, kitchen, office and WC facilities with first floor offices / storage above. :-

The property benefit from:-

- * Eaves Height 4.2m (ignoring mezzanine)
- * 2 Parking Spaces
- * WC
- * Full extraction
- * Shop Front
- * Roller shutter door
- * WC
- * Front Counter

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	88.080	948
First Floor Mezzanine	56.017	603
Total	144.097	1,551

RATING ASSESSMENT

Rateable Value £10,250

Rates Payable £4,428 (2026/27)

Paid by tenant

SERVICE CHARGE

The service charge for the year is £489.47 per annum inc VAT payable by the tenant.

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TENANCY INFORMATION

The tenant, Avon Foods Limited - company number 12488203, holds a lease on the property from 6th March 2026 for 5 years. The lease is a continuation of the original lease dated 2012. The rent payable under the lease is £14,500 per annum exclusive. The lease is Full Repairing & Insuring. The tenants have a break option at year 3 subject to 6 months prior notice.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of tba and a score of tba.

PROPOSAL

The property is available to purchase subject to the occupational lease. We are instructed to seek offers in excess of £145,000 for the property. VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Shane Prater / Tom Price

Email: shane@quintons.co.uk / tom@quintons.co.uk

July 2026

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