



**12 WEST MILLS**

Guide Price £300,000

**Carter Jonas**



## 12 WEST MILLS, NEWBURY RG14 5HG

- Newbury town centre and mainline train station within walking distance
- M4 (J13) 4.5 miles

Canal side location · character detached property · 2 separate offices with potential to merge · 2 shower rooms · fully fitted kitchen · enormous potential to convert into the loft void subject to the relevant permissions · no onward chain · no private parking · Energy Rating E

### SITUATION

Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

### DESCRIPTION

12 West Mills is a detached period property in the heart of the town overlooking the Kennet and Avon Canal. The property was formerly a residential property but obtained a Certificate of Lawful Use for B1 use in 1993. The ground floor comprises one open room with a shower room to one corner. There is a blocked off door giving access to the upstairs which is now accessible from the outside. Upstairs consists of an open plan space with kitchen and door to a shower room. Subject to prior approval is believed the building could be converted into one property or two flats under the permitted development rights. There is also enormous scope for conversion of the large attic space, again subject to the relevant permissions.

## A RARE DEVELOPMENT OPPORTUNITY TO PURCHASE A PERIOD COMMERCIAL BUILDING LOCATED IN THE HEART OF THE TOWN OVERLOOKING THE KENNET AND AVON CANAL.





## OUTSIDE

Please note there is no parking or garden with this property.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains drainage, water and electricity

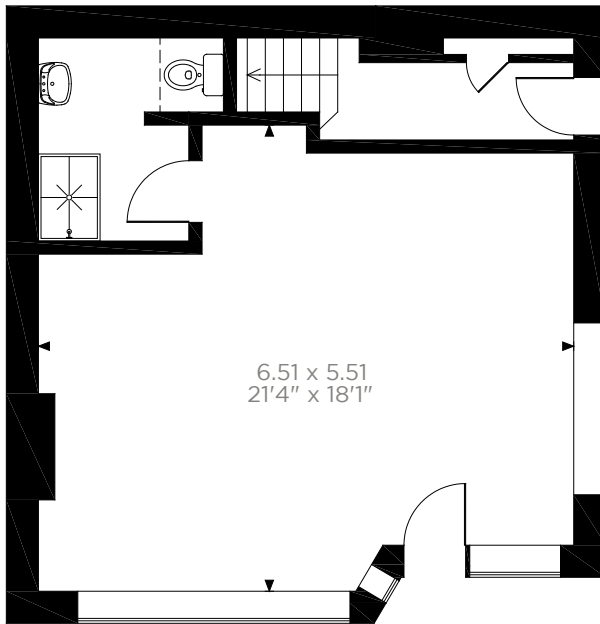
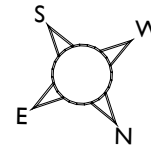
**Local Authority:** West Berkshire Council – 01635 551111

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG14 5HG

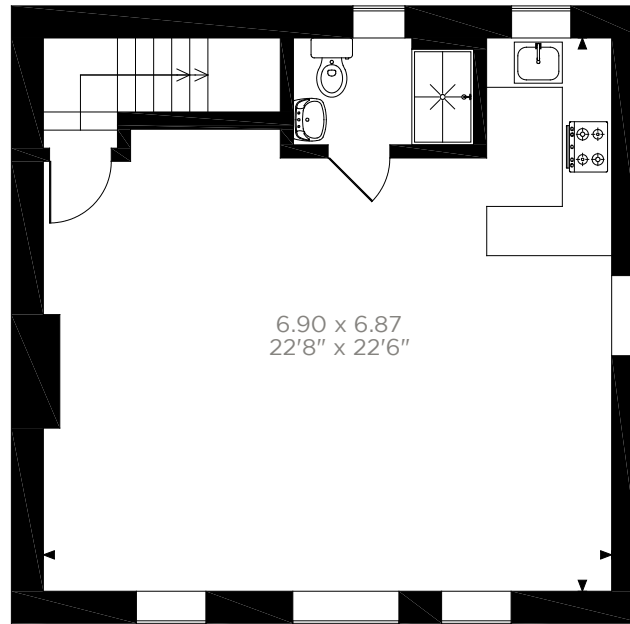


12, West Mills, Newbury  
Approximate Gross Internal Area  
88 Sq M/947 Sq Ft

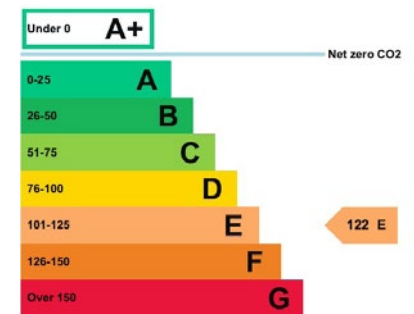


Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



First Floor



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