

The Barn
Enborne Gate
Newbury RG14 6AL



2,315 sq ft
Converted Barn
FREEHOLD FOR SALE
Potential for other uses
Subject to usual consents

Location

Situated to the West of Newbury Town centre in a mixed commercial and residential area.

The property is a short distance to both the A34 and A339 leading to Junction 13 of the M4 which is 2 miles distant.

Description

This detached property comprises an attractive former barn with modern extension set on a large plot with parking for 16 cars

The property benefits from a wealth of original features on both ground and first floors.

Internally the accommodation is a mixture of individual rooms and meeting spaces as well as the ability to create open plan offices.

The property will be of interest to owner-occupiers and investors.

We are informed the building has Class E planning for offices as well as creche and day care as well as medical uses to include dentistry.

Amenities

- Self-contained office premises
- Fluorescent lighting
- Central heating to radiators
- Toilet and kitchen facilities each floor
- Trunking to modern office areas
- Minimum 16 car parking spaces

Accommodation

Ground Floor 1,415 sq ft

First floor 869 sq ft

Total 2,283 sq ft

Areas do not include space under 5ft high

Tenure

For sale Freehold.

Terms

Freehold offers invited in excess of £450,000.

All figures exclude VAT.

The property will fall outside VAT registration in October 2026 and can be offered VAT free from that date

Business Rates

The property is assessed as two hereditaments.

G/F £20,000 RV

F/F £18,500 RV

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council.

VAT

Unless otherwise stated the price quoted is exclusive of VAT. Any lessees must satisfy themselves as to the incidence of VAT.

Energy Performance Certificate

An EPC is awaited

Further EPC information available on request

Legal Fees

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment with the agents:

Richardson Commercial

Paul Richardson

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Subject to Contract

May 2026



