

Gardner Leader
White Hart House
Market Place
Newbury
Berkshire
RG14 5BA

For the attention of Ms Deirdre Smith

Ref: 4382

16 February 2022

SUBJECT TO CONTRACT

By email and post

Dear Sirs,

**Re: Red House, 12 Hampton Road, Newbury, West Berkshire, RG14 6DB
MEMORANDUM OF SALE**

Acting on behalf of our mutual clients we have now been able to negotiate a sale of the above property and would be obliged if you would prepare a draft contract and submit to the prospective purchasers Solicitors. The principal details of the transaction are as follows:-

Vendor's Solicitors:- Gardner Leader, White Hart House, Market Place, Newbury, Berkshire, RG14 5BA

Tel: 01635 508 080

Email: Deirdre.smith@gardner-leader.co.uk

Purchaser's Solicitors:- Ronald Fletcher Baker LLP, 360 Old Street, London, EC1V 9DR
For the attention of Hillay Janebdar

Tel: 020 7613 7129

Email: h.janebdar@rfblegal.co.uk

Vendor:- Mrs Jane Andrews, 53 Rectory Close, Newbury, Berkshire, RG1 6DD
Tel: 07567054833
Email: janeanneandrews@gmail.com

Prospective Purchaser:- Chubb Grand Designs LTD, 19 Howard Road, Newbury, Berkshire, RG14 7QG
For the attention of Mr Bernard Chubb & Miss Amber Chubb

Tel: 07983628603

Email: bernardchubb@yahoo.co.uk & amberchubb23@yahoo.co.uk

Purchase Price:- £355,000 (THREE HUNDRED AND FIFTY FIVE THOUSAND POUNDS) for the freehold premises to include goodwill and the trade furniture, fixtures, fittings and effects.

Deposit on exchange:- A sum equivalent to 10% of the Purchase Price, which shall be non-returnable.

Stock in Trade:- All saleable wet and dry stock in trade, returnable containers and bar glassware to be taken over by the purchaser/s in addition at valuation on completion.

Exchange:- As soon as practicable.

Completion:- As soon as practicable.

Fees:- Each Party to pay their own legal fees.

Sale Particulars:- A copy of these is enclosed.

We are forwarding copy of this memorandum to the undermentioned and should any parties require further help or information on any particular aspect please let us know. We would be grateful if you would acknowledge safe receipt of these instructions and keep us advised of all material developments.

Yours faithfully
SIDNEY PHILLIPS



Robert Cockayne LLB AssocRICS FAVLP
Regional Valuations Manager
London & South East
01892 725900 (office) 07966 556261 (mobile)

Enc. Property Details

Copy to: Mr B Chubb & Ms A Chubb of Chubb Grand Designs LTD (Prospective Purchaser)
 Ms H Janebdar (Prospective Purchasers Solicitors)

SIDNEY PHILLIPS:

Master File

Email: sales@sidneyphillips.co.uk

Insurance/Utilities

Email: trye@utilityhelpline.co.uk