

Chartered Surveyors & Commercial Property Consultants

# PROMINENT RETAIL UNIT TO LET

## 5 HIGH STREET, HUNGERFORD WEST BERKSHIRE, RG17 0DN

1,523 SQ FT (141.49 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX www.quintons.co.uk

#### **SITUATION**

The property is situated in the heart of Hungerford High Street. Nearby occupiers include Newbury Building Society, PBA Accountants and The Tutti Pole Tea Rooms.

#### **DESCRIPTION**

A prominent listed retail unit located at the Heart of Hungerford Town Centre.

The property includes large display window to the front with fully open planned retail space within. The property can be taken as a whole or in two parts. It is envisaged that if split 2 doorways will be created providing completely separate space.

The property also benefits from strip lighting and electric storage heating.

#### **ACCOMMODATION**

	Sq. M.	Sq. Ft.
Total	141.49	1,523
ITZA	93.318	1,004

#### **RATING ASSESSMENT**

Rateable Value £40,035 Rates Payable £19,977.47

(2020/21)

The rates assessment is as a whole, if split a re-assessment will be required.

#### **PROPOSAL**

The shop is offered by way of a new lease, the length of which are open to negotiation.

The quoting rent is £25,000 per annum exclusive for the whole.

VAT is not applicable.

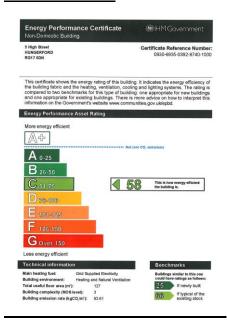
#### **LEGAL COSTS**

Each party is to bear their own costs.

#### **VIEWING**

Contact Shane Prater, Direct Tel: 01635 262510, Email: <a href="mailto:shane@quintons.co.uk">shane@quintons.co.uk</a> April 2021

### ENERGY PERFORMANCE CERTIFICATE









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