



Chartered Surveyors &
Commercial Property Consultants

TOWN CENTRE SHOP
TO LET
8 HIGH STREET
HUNGERFORD, RG17 0DN
673 SQ FT (62.41 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 at the centre of Hungerford High Street. Nearby occupiers include WH Smith, Co-op, The Funghi Club, Boots and Coffee Number 1.

DESCRIPTION

The property comprises a ground floor retail unit located at the heart of town centre.

The property has a full display window with central doorway leading to an open plan retail area.

To the rear of the property there is kitchen area with stainless sink and drainer together with separate hand wash basin.

To the rear of the property is usable storage space with WC facility.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Main Retail	34.988	377
Secondary Retail	9.644	104
Kitchen	11.107	120
Stores	6.67	72
Total	62.41	673

RATING ASSESSMENT

Rateable Value £13,750

Rates Payable £6,861.25 (2023/24)

There is a discount available for small business users meaning that only £3,979.53 will be payable in rates.

ENERGY PERFORMANCE CERTIFICATE

The property has a score of 109 and an E rating.

PROPOSAL

The property is available on a new lease the length of which is open to negotiation.

The quoting rent is £13,500 per annum exclusive

VAT is not applicable

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Shane Prater on 01635 262510 or Email: shane@quintons.co.uk

March 24

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