TOWN CENTRE SHOP

TO LET

8 HIGH STREET
HUNGERFORD, RG17 0DN

673 SQ FT (62.41 SQ M)

SITUATION
The property is situated at the centre of Hungerford High Street. Nearby occupies 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