

TO LET



LOCK UP SHOP 585 SQ FT / 54 SQ M



**UNIT 4, THE CUTTINGS
HIGH STREET
HUNGERFORD
RG17 0LU**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
Tel: (01635) 550211 Fax: (01635) 34545 www.dealvarney.co.uk**

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Deal Varney (Newbury) Ltd. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.

Deal Varney (Newbury) Ltd Reg No. 5908510.

LOCATION

The property is located just off the main part of the High Street, in a pedestrian way through to the Railway Station and car park. Hungerford has extended trading hours with many units open at bank holidays and weekends, during summer months.

DESCRIPTION

The unit is ground floor retail space with brick elevations and a single bay window shop front. Internally there is a partitioned area which could be removed, a single WC and kitchenette.

ACCOMMODATION

Retail space: 585 sq ft
WC:

TERMS

A new lease is available on short or longer terms.

SERVICE CHARGE

Currently £201.65 plus VAT per quarter (2011).

RENT

£8,500 per annum, plus VAT.

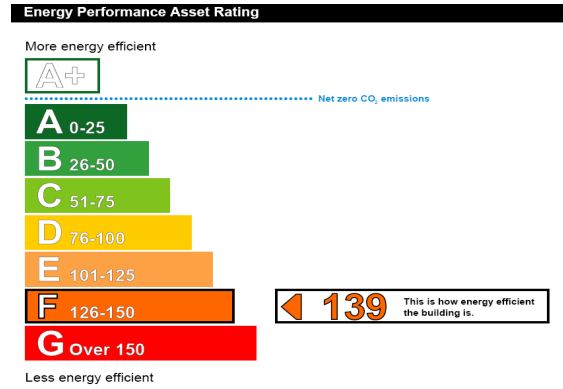
RATES

Rateable Value: £5,300.00
Rates Payable: £2,257.80*

Rateable values at this level allow an occupier to claim Small Business Relief which could save up to 40% of the rates payable.

We recommend all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

EPC



Full EPC report available on request

VIEWING

Strictly by prior appointment with sole agents:



(01635) 550211

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associates or through the website www.commercialleasecodeew.co.uk

RD/msw/4TheCuttings
Subject to Contract
Details prepared September 2011.