

# TO LET



## FORMER LLOYDS BANK PREMISES AVAILABLE FOR A WIDE VARIETY OF USES

**84.2 SQ M / 940 SQ FT (APPROX)**



**GROUND FLOOR  
1 READING ROAD  
PANGBOURNE  
RG8 7LS**

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

Pangbourne is an attractive wealthy village located in the Thames Valley, approximately 6 miles north west of Reading. The main A329 Reading – Oxford road runs through the village and easy access to the M4 (J12) is available via the A340, about 4 miles. There is a mainline railway station through to London Paddington and the centre has a wide range of shops, restaurants and other commercial facilities. The property is in the centre of the village close to the car parks located within the Conservation Area on the Reading Road (A329) at its junction with The Square adjoining Lloyds Pharmacy on the corner.

## DESCRIPTION

This A2 Listed property (former Lloyds Bank) is on ground floor only.

## ACCOMMODATION

The property provides the following accommodation and approximate dimensions.

- Gross frontage about 8.95 m (29ft 3in)
- Internal width about 8.15 m (26ft 9in)
- Depth about 19m (62ft)
- Ground floor about 84.2 sq m (say 940 sq ft including ex-strong room)

This property offers versatile accommodation suitable for a variety of uses including retail sales and professional offices – all subject to the consent of the Local Authority.

## PLANNING

The premises have an established consent for financial and professional services under Class A2 of the Town & Country Planning Use Class Order 1987. Prospective tenants should make their own further enquiries with West Berkshire Council. Any plans or photographs forming part of these particulars are understood to be correct at the time of preparation and expressly stated that these are for reference purposes only.

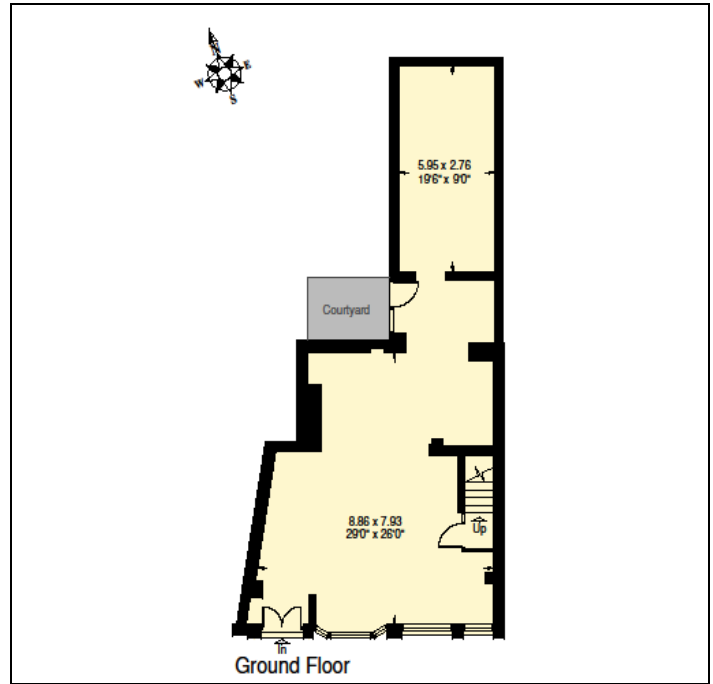
## EPC

The Energy Performance Certificate rating is B-48

## RATES

The Rateable Value: Currently £21,000.00 p.a. for the entire building and will need to be split.

If you are eligible for Small Business Rate Relief, the rates payable will be reduced. Further information can be obtained from the VOA website.



## VIEWING

Strictly by prior appointment with joint agents;



**(01635) 550211**

Or

**DANIEL & GILBERT**

**(0118) 984 5001**

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.commericalleasecodeew.co.uk](http://www.commericalleasecodeew.co.uk)

GAC/msw/details\_1 Reading Rd

Subject to Contract

Details updated January 2019