

# TO LET



**GROUND FLOOR  
RETAIL PREMISES  
(CAFÉ USE CONSIDERED)**

**698 SQ FT / 65 SQ M**



**FREEMANS HOUSE  
127A HIGH STREET  
HUNGERFORD  
RG17 0DL**

**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.

## LOCATION

Freemans House is located in the centre of the High Street on the eastern side, approximately mid-way between the pelican crossing and the canal bridge. This is a prime town centre location with superb access to all town centre facilities and high visibility and pedestrian traffic.

## DESCRIPTION

A ground floor retail unit which includes a rear office/store/further display space and with the following amenities;

- Air-conditioning
- Some fittings from the previous tenant including new flooring, new WC and kitchenette, fitted cupboards etc



## RATES

Rateable Value: £15,925

Rates Payable: £ 7,644 p.a. (2019/20)

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

## EPC

The Energy Performance Certificate rating is C-54. A full copy of the EPC is available on request.

## VIEWING

Strictly by prior appointment with sole agents:



**(01635) 550211**

## TERMS

A new lease is available for a term to be agreed.

## RENT

£23,400 plus VAT, per annum.

## SERVICE CHARGE

There is a small service charge for the general maintenance and repair of the building as a whole, the property includes an additional shop and first, second and third floor offices above. There is no parking with the property.

## PLANNING

The current consent is A1 retail; based on advice received we believe consent for A3 café/restaurant may be obtained.

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)

RD/msw/details.127aHighStHung\_retail  
Subject to Contract  
Details prepared March 2019