

# TO LET



## GROUND FLOOR RETAIL / OFFICE / SHOWROOM PREMISES

659 SQ FT / 61 SQ M



**1 HIGH STREET  
HUNGERFORD  
BERKSHIRE  
RG17 0DN**

**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)**

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## LOCATION

The property is located in the centre of the High Street directly below Blue Cross with access along the side of the canal bridge. This is a prime town centre location with superb access to all town centre facilities.



## DESCRIPTION

The property is a single office suite which can be used for a variety of purposes including retail, showroom etc. The current tenant has divided the space to create a boardroom area and to the rear there is a modern unit with kitchen and WC. The heating is electric.

## ACCOMMODATION

Ground floor office:	622 sq ft
Stores area:	<u>37 sq ft</u>
Total	659 sq ft

## TERM

A new lease is available on terms to be agreed.

## RENT

£17,200 per annum.

## VAT

The rent is subject to VAT.

## SERVICE CHARGE

There is a small service charge for the general maintenance and repair of the building as a whole, the ownership includes the first floor. There is no parking with the property.

## RATES

Rateable Value: £22,250

Rates Payable: £10,925 (2019/20)

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

## EPC

The Energy Performance Certificate rating is C-70. A full copy of the EPC is 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](http://www.commercialleasecodeew.co.uk)

1 High Street, Hung  
Subject to Contract  
Details prepared April 2019