

TO LET



RETAIL / A2 FINANCIAL SERVICES PREMISES

284 SQ FT / 26 SQ M



**109 HIGH STREET
HUNGERFORD
BERKSHIRE
RG17 0NB**

**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 to the south of the main High Street area but surrounded by retail, estate agents and solicitors' offices. Hungerford has approximately 5,770 population (2011 census) but there is a wider affluent catchment area in the surrounding villages. The town is historic and has a strong tourism base with many retailers open during weekends and holidays.

DESCRIPTION

The property is a ground floor shop with planning consent for use as an estate agent or financial services etc. The main retail area is 275 sq ft but there is a small kitchen to the rear, and a single WC.

TERM

A new lease is available on terms to be agreed.

RENT

£15,000 per annum, plus VAT.

SERVICE CHARGE

There is a small service charge for the general maintenance and repair of the building as a whole, details can be provided on request.

RATES

Rateable Value: £8,800

Rates Payable: £4,320.80 (2019/20)

Please note that under the current Small Business Relief system a rateable value of £12,000 or below will allow full relief and therefore, subject to various restrictions, no rates will be payable for the unit.

EPC

The Energy Performance Certificate rating is (applied for)

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

RD/msw/109HighStHung
Subject to Contract
Details prepared June 2019