

TO LET



ATTRACTIVE SUITE OF FIRST FLOOR OFFICE IN THE VERY CENTRE OF HUNGERFORD

380 SQ FT



**UNIT 3B
KENNET HOUSE
19 HIGH STREET
HUNGERFORD
RG17 0NL**

**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

Kennet House is situated in the centre of Hungerford in a prominent position on the corner of the High Street and Church Street. This is an excellent location in the heart of the town providing quick and easy access to all town centre facilities including the railway station. There are two public car parks within very close proximity of the property.

DESCRIPTION

Accessed via a communal ground floor entrance door facing directly onto the High Street, Unit 3B is a self-contained suite with a secure door on the first floor landing. It comprises two adjoining rooms, plus a private WC.

ACCOMMODATION

Room 1:	281 sq ft
Room 2:	<u>99 sq ft</u>
Total:	380 sq ft

TERMS

The office suite is offered to let on an internal repairing and insuring lease for a term to be agreed.

RENT

£6,460 per annum.

VAT

VAT will not be charged on the rent.

INSURANCE

£480 per annum.

CLEANING

£80 per annum.

RATES

Rateable Value: £4,700.00 (2021/22)

If this is the tenant's only commercial property they will benefit from 100% rates relief and pay no rates whatsoever.

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

ENERGY PERFORMANCE CERTIFICATE

An EPC is not required as this is a listed building.

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

JV/msw/3B Kennet Hs
Subject to Contract
Details prepared April 2021