

TO LET



**OFFICES /
RETAIL (SUBJECT TO PLANNING)**

1,743 SQ FT / 161.9 SQ M



**2 THE SQUARE
PANGBOURNE
RG8 7AH**

**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

Pangbourne is a prosperous Thameside village, about 5 miles northwest of Reading. The village centre has a wide range of shops, cafes and other commercial facilities. The property is situated in the centre of the village in a prominent location on the square just off the main A329 Reading to Oxford Road.

DESCRIPTION

The property is a Listed building comprising ground and two upper floors totalling approximately 1,743 sq ft / 161.9 sq m.

Measurements are taken on a net internal basis in accordance with the RICS Code of Measuring Practice.

The premises benefit from the following amenities;

- Carpeted flooring
- Male and female WCs
- Kitchen
- Gas fired central heating

PARKING

Parking spaces are available on a separate licence agreement.

TERMS

The property is available on a new lease for a term to be agreed. The lease will be on a full repairing and insuring basis.

RENT

£25,000 per annum, plus VAT.

RATES

Rateable Value: £23,000

Rates Payable: £11,477 (2021/22)

Based on the current smaller business multiplier of 49.9p.

We advise that all parties verify these figures with West Berkshire Council.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C-72.

A full copy of the EPC is available on request.

LEGAL FEES

Each party will be responsible for their own legal costs.

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.commercialleasecodeew.co.uk

GAC/msw/2TheSquare_Pang

Subject to Contract

Details prepared August 2021