

TO LET



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

408 SQ FT



**UNIT 2
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.

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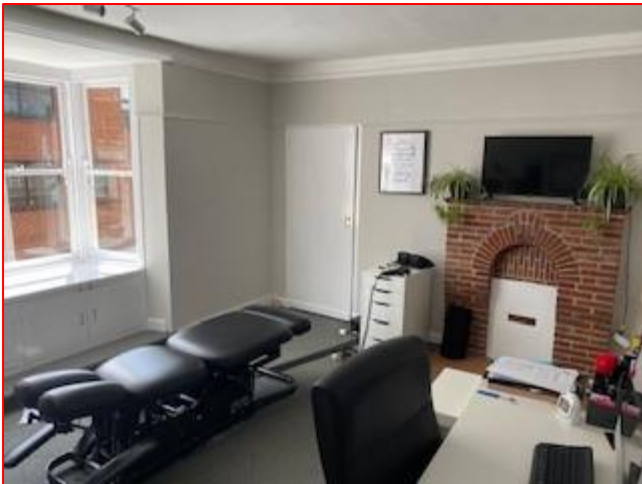
LOCATION

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

The office suite has its own private ground floor entrance fronting onto Church Street. The ground floor lobby leads directly to the staircase leading to the first floor landing which gives access to the three private offices. The suite has its own WC with washbasin. The three offices all have south facing windows overlooking Church Street and provide very attractive accommodation benefitting from the following amenities;

- Electric heating
- Carpeting throughout
- Broadband
- Tea point in office 1
- 1 on site car parking space



ACCOMMODATION

Room 1: 108 sq ft
Room 2: 132 sq ft
Room 3: 168 sq ft

Total: 408 sq ft

TERMS

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

RENT

£10,000 per annum.

VAT

VAT will not be charged on the rent.



INSURANCE

£537.84 per annum.

RATES

Rateable Value: £8,000 (2023)
Rates Payable: £3,992 (2023/24)

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