

TO LET



OFFICES WITH CAR PARKING

894 SQ FT / 83 SQ M



**9 READING ROAD
PANGBOURNE
RG8 7LR**

**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 north west of Reading. The village centre has a wide range of shops, cafes and other commercial facilities including a mainline railway station. The property is situated in the centre of the village in a prominent location on the main A329 Reading – Oxford Road.

DESCRIPTION

The premises are set back from the main road, accessed via an archway over a drive. Howarth Lodge is a two storey brick built property with a slate roof. Comprising approximately 894 sq ft / 83 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;

- Carpeting throughout
- Gas fired central heating
- Kitchenette
- Separate male and female WCs
- Car parking spaces by way of separate licence
- Small garden area to the front



TERMS

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

RENT

£13,500 per annum.

VAT

There is no VAT levied on the property.

RATES

Rateable value: £16,500.00
Rates Payable: £ 8,233.50 (2023/24)

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

EPC

The Energy Performance Certificate rating is D-93. A full copy of the EPC is available on request.

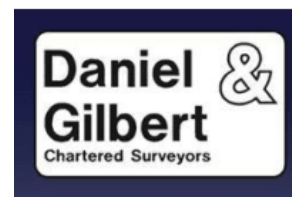
VIEWING

By prior appointment with joint agents;



(01635) 550211

Or



(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/9ReadingRdPang
Subject to Contract
Details prepared September 2023