



Chartered Surveyors &  
Commercial Property Consultants

## RETAIL & RESIDENTIAL INVESTMENT FOR SALE

**6-7 HIGH STREET, HUNGERFORD  
WEST, BERKSHIRE, RG17 0DN**

**3,731 SQ FT (346.61 SQ M)**



**TOTAL INCOME £51,800 PER ANNUM EXCLUSIVE**

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

The property is situated in a prime position within Hungerford High Street. Hungerford is in the county of West Berkshire, close to Newbury with mainline links to London Paddington.

Nearby occupiers include Post Office, Co-op, Tesco, Boots, Blue Cross and Newbury Building Society.

## **DESCRIPTION**

The property comprises a prominent retail unit with 2 residential apartments above. In general the property is 2 storeys with pitched tiled roof.

The ground floor comprises a larger retail unit Let to WHSmith. The space has automatic doors leading to an open plan space with rear stores, office and WC. In general the shop includes vinyl floor, suspended ceilings, LED lights and air conditioning. The rear area includes all back of house facilities to include access to rear courtyard garden.

The upper floor includes two apartments accessed from a separate door on the high street which leads to the rear then a timber staircase giving access to the first floor.

Apartment 6A is large and includes entrance, sitting room, kitchen, 3 bedrooms, bathroom and boiler room.

Apartment 7a includes kitchen, bathroom, 2 bedrooms and a sitting room.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Ground Floor	181.50	1,954
Apartment 6a	111.33	1,198
Apartment 7a	53.787	579
<b>Total</b>	<b>346.61</b>	<b>3,731</b>

## **COVENANT INFORMATION**

The ground floor is let to WHSmith Retail Holdings Limited. The company was incorporated in August 1949.

The last accounts to 31st August 2022 show a turnover of £191m.

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## **TENANCY INFORMATION**

The ground floor retail unit is held on a lease dated 21st August 2017 for a term of 10 years up to and including 27th August 2027. The passing rent is £35,000 per annum exclusive, the tenant being WH Smith Retail Holdings Limited.

6A High Street, Hungerford is let to Abby Rose Evans at a rent of £750 per month.

7A High Street, Hungerford is let to Christopher and Daniel Talmage at £650 per calendar month.

Total rental income £51,800 per annum exclusive

## **ENERGY PERFORMANCE CERTIFICATE**

This property has the following EPC ratings:-

GF C-63

FF 6A D-65

FF 7A E-52

## **PROPOSAL**

Offers are sought in excess of £650,000 (Six Hundred & Fifty Thousand Pounds). VAT is applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Mr Shane Prater

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February 2024

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