



Chartered Surveyors &  
Commercial Property Consultants

## RETAIL / OFFICE SPACE

### TO LET

**GROUND FLOOR, 20 BRIDGE STREET,  
HUNGERFORD, WEST BERKSHIRE, RG17 0EG**

**703 SQ FT (65.31 SQ M)**



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 located on Bridge Street, Hungerford, which is at the bottom of the main High Street and a popular secondary retail location. It is close to the bridge over the Kennet & Avon Canal, which is a popular tourist location and all town centre facilities are within a short walk from the premises.

## **DESCRIPTION**

The ground floor accommodation is accessed through the main front door with attractive rooms suitable for retail or office purposes on either side. There is a display window at the front on both sides of the entrance door and the property would be suitable for a variety of uses such as retail, estate agents, travel agents, or other office uses. The suite has 1 WC and a small tea point.

20 Bridge Street is a Grade II Listed building.

1 car parking space is included.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>65.31</b>	<b>703</b>

## **RATING ASSESSMENT**

Rateable Value: £12,250.00 (2023/24)

Rates Payable: £ 6,112.75

If this is the occupiers only commercial property they should benefit from Small Business Rates Relief and may be entitled to up to 92% relief on the rates payable figure, meaning only £489 payable per year.

All interested parties should make their own enquiries with West Berkshire District Council.

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of D and a score of 92.

## **PROPOSAL**

The property is available to let on a new internal repairing and insuring lease. The quoting rent is £12,000 plus VAT per annum, exclusive of all other outgoings.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

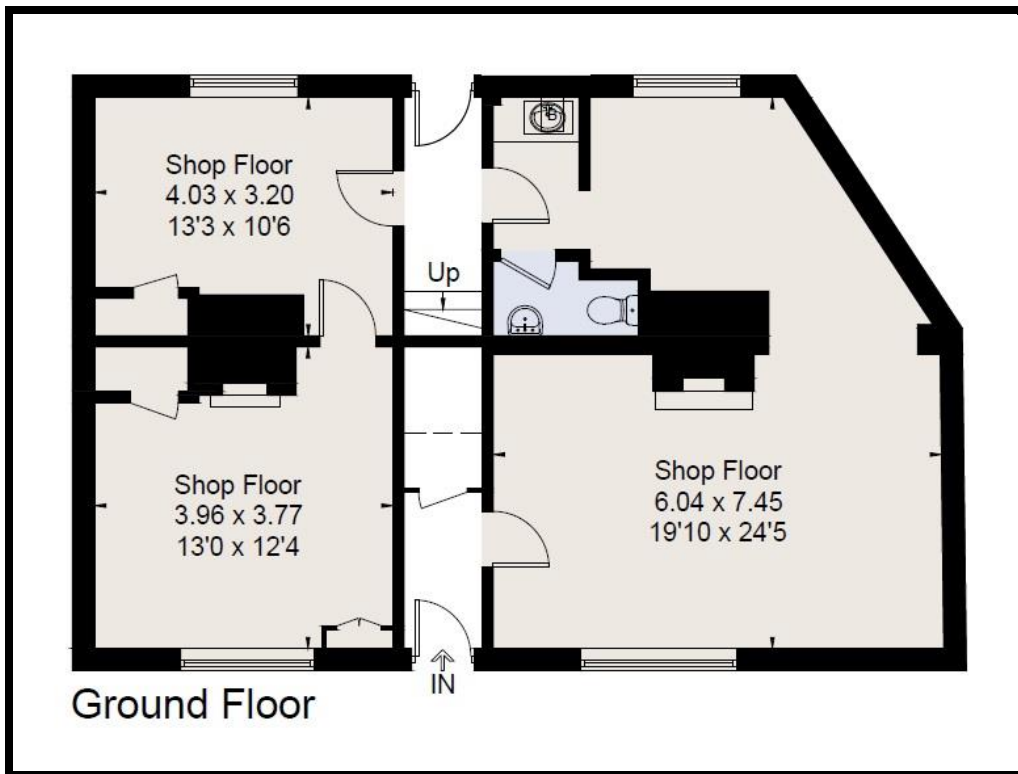
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## VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)  
February 2024



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