



Chartered Surveyors &
Commercial Property Consultants

RETAIL /OFFICE UNIT

TO LET

**48A HIGH STREET, HUNGERFORD
WEST BERKSHIRE, RG17 0NE**

363 SQ FT (33.72 SQ M)



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

www.quintons.co.uk

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 within Hungerford High Street. Nearby occupiers include LJ Smith Accountants, Dickins Hopgood Chidley Solicitors and Legends Barbers.

DESCRIPTION

The property comprises a ground floor retail unit.

Internally the space currently comprises front retail space, rear retail space/office, WC and kitchen.

The space benefits from electric heating, carpeted floors, strip lighting and large display window to the front.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	33.72	363

RATING ASSESSMENT

Rateable Value £7,700

Rates Payable £3,842.30

For those that qualify for small business rates relief no rates will be payable

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 102.

PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £8,000 per annum exclusive.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

Email: shane@quintons.co.uk

December 2023

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

www.quintons.co.uk

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.



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

www.quintons.co.uk

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.