



Chartered Surveyors &  
Commercial Property Consultants

**OFFICES / RETAIL (STP)**

**TO LET**

**2 THE SQUARE, PANGBOURNE  
WEST BERKSHIRE, RG8 7AH**

**1,743 SQ FT (161.92 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**

Pangbourne is a prosperous Thameside village, about 5 miles northwest of Reading. The village centre has a wide range of shops, cafes and other commercial facilities. The property is situated in the centre of the village in a prominent location on the square just off the main A329 Reading to Oxford Road.

## **DESCRIPTION**

The property is a Listed building comprising ground and two upper floors

The premises benefit from the following amenities;

- Carpeted flooring
- Male and female WCs
- Kitchen
- Gas fired central heating

## **PARKING**

Parking spaces are available on a separate licence agreement.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>161.92</b>	<b>1,743</b>

## **RATING ASSESSMENT**

Rateable Value: £23,250      Rates Payable: £11,601.75 (2023/24)

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of C and a score of 72.

## **PROPOSAL**

The property is available on a new lease for a term to be agreed. The lease will be on a full repairing and insuring basis. The quoting rent is £25,000 per annum, plus VAT.

## **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](mailto:shane@quintons.co.uk)

November 2023

Or **DANIEL & GILBERT 0118 984 5001**

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