



Chartered Surveyors &
Commercial Property Consultants

OFFICES / RETAIL (STP)

TO LET / FOR SALE

**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

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

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
- The upper floors would suit conversion to residential subject to planning and listed building consent

PARKING

Parking spaces are available on a separate licence agreement.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	161.92	1,743

RATING ASSESSMENT

Rateable Value: £23,250 Rates Payable: £11,601.75 (2024/25)

ENERGY PERFORMANCE CERTIFICATE

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

PROPOSAL

The property is available to rent or purchase. The lease will be on a full repairing and insuring basis. The quoting rent is £25,000 per annum, plus VAT. The sale price sought is offers in the region of £395,000 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

June 2024

Or **DANIEL & GILBERT 0118 984 5001**

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