



Chartered Surveyors &
Commercial Property Consultants

GROUND FLOOR RETAIL / OFFICE

TO LET

**17 BRIDGE STREET, HUNGERFORD
WEST BERKSHIRE, RG17 0EG**

370 SQ FT (34.37 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 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 a pedestrian front door with attractive shop front and large display window.

The property would be suitable for a variety of uses such as retail, estate agents, travel agents, or other office uses. The space includes WC and a small tea point.

The property also benefits from painted walls, electric heating, spot lighting and vinyl flooring.

To the front of the property is free on street parking

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	34.37	370

RATING ASSESSMENT

Rateable Value: £7,200 (2023/24)

Rates Payable: £3,592.80

If this is the occupiers only commercial property they should benefit from Small Business Rates Relief meaning no rates will be payable. All interested parties should make their own enquiries with West Berkshire District Council.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 62.

PROPOSAL

The property is available to let on a new internal repairing and insuring lease. The quoting rent is £10,500 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
June 2024



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