



Chartered Surveyors &
Commercial Property Consultants

SHOP UNIT

TO LET

**9A, HIGH STREET, HUNGERFORD
BERKSHIRE, RG17 0DN**

238 SQ FT (22.11 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 at the centre of Hungerford High Street. Nearby occupiers include WH Smith Newsagents, Christian Albas Traditional Butchers, Co-op, Inklings and Blue Cross.

DESCRIPTION

The property comprises a lock-up retail unit.

The property includes concrete floor with a mixture of spot and strip lighting. The property is well fitted for security being previously used as jewellers.

The WC is accessed over the rear service yard and includes WC and instant hot water heater.

ACCOMMODATION

	Sq. M.	Sq. Ft
Total	22.15	238

RATING ASSESSMENT

Ratable Value £8,900

Rates Payable £4,441.10 (2020/21)

For those who qualify for small business rates relief, no rates will be payable.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of TBA and a score of TBA.

PROPOSAL

The shop is available on a new lease the length of which is open to negotiation. The quoting rent is £11,950 per annum exclusive. VAT is not applicable.

LEGAL COSTS

Each party is to be responsible for their own costs.

VIEWING

Contact Shane Prater on 01635 262510 or Email: shane@quintons.co.uk

July 21

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