



STIBBARD
PROPERTY



4 Bridge Street, Hungerford, Berkshire, RG17 0EH

A prominent and well positioned Grade II listed Class E retail/office unit in the heart of Hungerford.

The unit comprises a spacious retail area to the front with further ancillary retail behind, a kitchen, WC and store room to the rear and benefits from a courtyard to the side. Hungerford is situated within easy reach of Newbury & Marlborough along the A4 & M4 and benefits from a mainline railway connection to London Paddington.

- 723 sq ft total area (457 ITZA).
- Mains water, electricity and drainage.
- Flexible lease terms.
- Rateable value of £11,000 (the building therefore qualifies for 100% small business rates relief).
- Property to let: **£750 per calendar month exclusive – no VAT.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING TO ANY PURCHASE. STIBBARD PROPERTY LIMITED IS A PRIVATE LIMITED COMPANY REGISTERED IN ENGLAND AND WALES, COMPANY NO: 997648





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