
**10-10A, 11-12, 13 HIGH STREET
& 1-5 NEWTON'S MEWS, HUNGERFORD
BERKSHIRE
RG17 0DN**



FOR SALE

**VALUABLE SMALL PORTFOLIO OF MIXED COMMERCIAL
AND RESIDENTIAL UNITS WITH POTENTIAL.**

OFFERS IN EXCESS OF £1.5M

**TENDER DATE TO BE ADVISED IF NOT SOLD
PREVIOUSLY**

**4 COTTAGES, 1 STUDIO, 2 FLATS, 3 SHOPS & 3
OFFICES (1 SHOP VACANT & TO LET)**

THE PROPERTIES

Coming to the market as a single lot this unique small portfolio has been in the same ownership for many years and presents as a well maintained continuous lot. Potential for break up and further potential (STP).

LOCATION

Hungerford is a busy historic market town in West Berkshire a very affluent area with good catchment. Other retailers nearby include WH Smith, Boots, Co-Op, Tesco and the town is noted for its wide retail offer and excellent services.

Hungerford benefits from good road access (J14/M4) and excellent rail service to Paddington. Nearby is some of the area's most beautiful countryside.

SCHEDULE OF PROPERTIES

TRUST	PROPERTY	COMMENT/EPC	TYPE	LEASE EXPIRY	BREAK	CURRENT RENT	PARKING
Commercial	Unit 1 13 High Street	VACANT EPC - F-128		VACANT AND TO LET OUT AT £12,000 PAX		(EST. £12000)	1
Commercial	Unit 2 13 High Street	EPC - TBC	EX '54	25/04/2022	25/04/2020	£12,500	1
	13b High Street	E50	AST			£7,200	0
	13c High Street	F33	AST			£6,900	0
	1 Newton's Mews	E54	AST			£8,100	1
	2 Newton's Mews	D68	AST			£8,340	1
	3 Newton's Mews	E40	AST			£4,740	1
	4 Newton's 'Mews	D67	Gr Lease	20/05/2081		£50.00	1
Commercial	10 High Street	F149	EX '54	06/11/2018		£17,500	0
Commercial	10a Oak Suite	TBC	EX '54	08/05/2020	09/11/2018	£7,992	2
Commercial	11/12 Maple Suite	E125	EX '54	14/06/2019		£6,350	2
Commercial	11/12 Willow Suite	TBC	IN '54	H/O		£6,975	2
						Con/t	

	4 Newton's Mews	D67	AST			£7,200	1
	5 Newton's Mews	C70	AST			£8,100	1
					TOTAL:	£101,897	
					ERV:	£113,897	

NB. Unit 1 13 High Street vacant and to let at £12K PAX
Maple Suite – New Lease in negotiation at passing rent
Willow Suite – Holding over

10-10a HIGH STREET, HUNGERFORD

Description

A two-storey period property constructed of brick under a clay-tiled roof
There is a lock-up shop unit at ground floor level, together with a separate High Street access to first floor office accommodation.

Accommodation Commercial



Description	10 High Street		10a High Street	
	SQ FT	SQ M	SQ FT	SQ M
Gross Frontage	10'0"	3.05	-	-
Built Depth	41'7"	12.67	-	-
Ground Floor Sales	505	46.91		
Ground Floor ITZA	359	33.35	-	-
First Floor Offices	-	-	627	58.25
First Floor Ancillary	-	-	21	1.95
Total Commercial Area	505	46.91	648	60.20

Tenure

See Schedule

11-12 HIGH STREET, HUNGERFORD

Description

A two-storey terraced property, constructed of brick with a slate roof
The building was converted by the present owners to provide two self-contained office suites

Accommodation Commercial



Description	Maple Suite		Willow Suite	
	SQ FT	SQ M	SQ FT	SQ M
Ground Floor Offices	427	39.67	-	-
First Floor Offices	-	-	427	39.67
First Floor Ancillary	-	-	26	2.43
Total Commercial Area	427	39.67	453	42.10

Tenure

See Schedule

Tenancies

Both offices suites are let on effective FRI leases. Willow Suite tenant is holding over

13 HIGH STREET, HUNGERFORD**Description**

A three storey period property constructed of brick under a clay tiled roof

There are two lock-up shop units at ground floor level, with separate access to first and second floor flat accommodation

Accommodation**Commercial**

Description	UNIT 1		UNIT 2	
	SQ FT	SQ M	SQ FT	SQ M
Gross Frontage	16'3"	4.95	15'10"	4.82
Built Depth	39'8"	12.09	39'5"	12.01
Ground Floor Sales	504	46.82	461	42.82
Ground Floor ITZA	398	36.97	371	34.46
Cellar	-	-	179	16.62
Total Commercial Area	504	46.82	640	59.45

**Residential**

Property	Accommodation	Gross Internal Area	
		SQ FT	SQ M
13b High Street (1 st Floor)	2 Double Bedrooms, Living Room, Kitchen, Bathroom/WC	805	74.78
13c High Street (2 nd Floor)	1 Double Bedroom, 1 Single Bedroom, Living Room, Kitchen, Bathroom/WC	678	62.98

**Tenure**

See Schedule

Tenancies

Unit 1 – Vacant and to let at £12,000 PAX

Unit 2 – Let (see schedule)

The two residential flats are let out on Assured Shorthold Tenancies

1-4 NEWTON'S MEWS, HUNGERFORD

Description

Terraced residential properties, constructed of brick under a slate roof. The properties have pedestrian and vehicular access to the High Street through an archway between No's 10 and 13 High Street. There is a communal garden and parking area.

Accommodation

Residential

Property	Accommodation	Gross Internal Area	
		SQ FT	SQ M
1 Newton's Mews	2 Double Bedrooms, Bathroom/WC, Living Room, Kitchen/Diner	793	73.67
2 Newton's Mews	1 Double Bedroom, 1 Single Bedroom, WC/Shower, Living Room, Kitchen/Diner	597	55.46
3 Newton's Mews	1 Double Bedroom/Living Room, WC/Shower, Kitchen	365	33.90
4 Newton's Mews	1 Double Bedroom, 1 Single Bedroom, WC/Shower, Living Room, Kitchen/Diner	593	55.08



Tenure

See Schedule

Tenancies

With the exception of No. 4 Newton's Mews, the properties are let out on Assured Shorthold Tenancies. No. 4 Newton's Mews is leased to a company owned by the vendors' on a long lease. In turn, the company lets the property by way of an Assured Shorthold Tenancy.

4-5 NEWTON'S MEWS, HUNGERFORD

Description

Terraced residential property, constructed of brick under a slate roof. The properties have pedestrian and vehicular access to the High Street through an archway between No's 10 and 13 High Street. There is a communal garden and parking area.

**Accommodation
Residential**

Property	Accommodation	Gross Internal Area	
		SQ FT	SQ M
4 Newton's Mews	1 Double Bedroom, 1 Single Bedroom, WC/Shower, Living Room, Kitchen/Diner	593	55.08
5 Newton's Mews	1 Double Bedroom, 1 Single Bedroom, WC/Shower, Living Room, Kitchen/Diner	595	55.27



Tenure

See Schedule

EPCs

See Schedule

VAT

We are advised that VAT is not applicable to any of the properties.

VIEWING

Outside at any reasonable time in daylight hours but inside by prior appointment only please.

Vendors Sole Agents

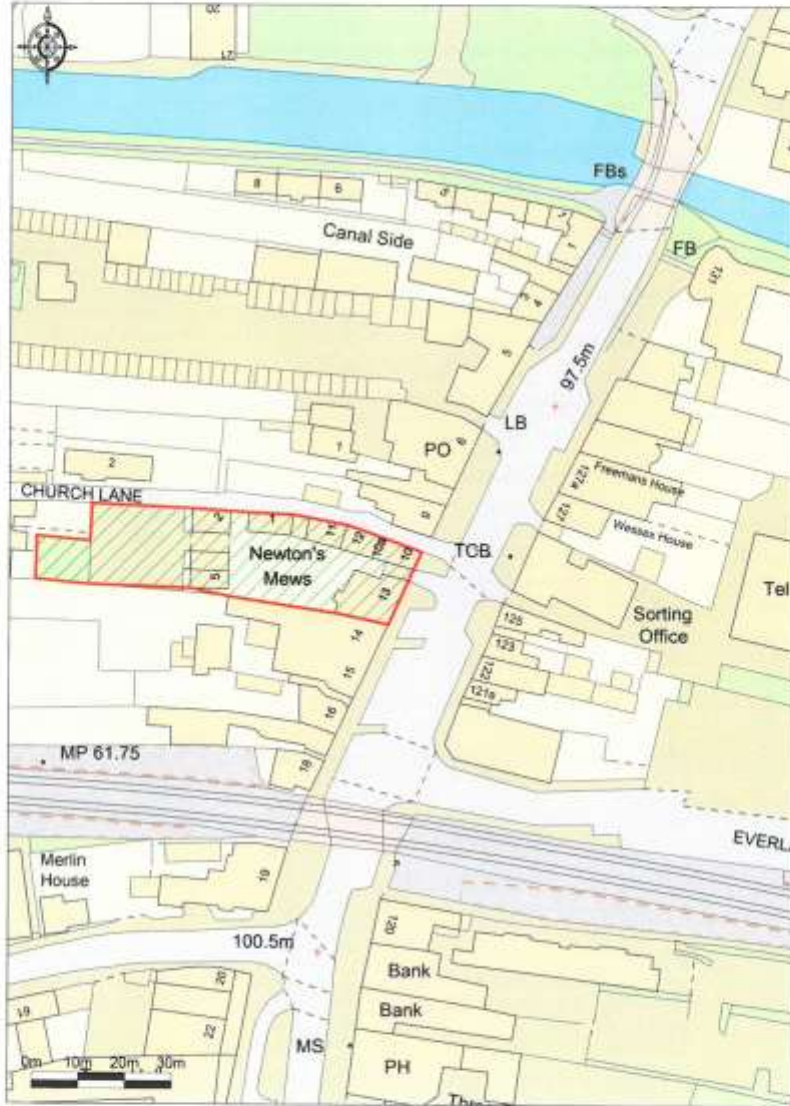
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