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Properties in West Berkshire and North Hampshire

**Brunsdens**  
ASSOCIATES 

**17 GEORGE STREET  
KINGSCLERE  
NEAR NEWBURY  
RG20 5NH**



**DUE TO RELOCATION**

**MODERN GROUND FLOOR OFFICE/RETAIL UNIT – TO LET ON  
NEW LEASE WITH PARKING**

**APPROXIMATELY 494 SQ FT (46 SQM)**

- **Prominent position**
- **4 No. car spaces**
- **Gas central heating**
- **Self contained**
- **Well presented**
- **Good ceiling height**

### **THE PROPERTY**

No. 17 George Street has been used as offices for many years but could lend itself readily for use as retail, health and beauty, gallery or studio. Please note that it is not suitable for hot food take away or restaurant.

### **LOCATION**

Kingsclere is an attractive large village set between Newbury and Basingstoke and close to the beautiful "Watership Down". The village has an excellent range of day to day shopping facilities, pubs, cafes and restaurants as well as doctor's surgery and well considered infant/junior schools.

### **PROPOSAL**

A new lease for a term to be agreed (ideally at least 3 Years) to be drawn on a Fully Repairing and Insuring basis.

### **RENT**

£9,000 per annum

### **VAT**

Not due on the rent.

### **INSURANCE**

TBC. Landlord to arrange, tenant to reimburse.

### **BUSINESS RATES**

Please make your own enquiries but we are advised that the current Rateable Value is: £9,200 with Rates Payable of: £4,287 (2017-18). Small Business Relief may apply.

### **LEGAL COSTS**

Each side to bear their own costs.

### **EPC**

To follow.

### **VIEWING**

By strict appointment with the Sole

Agents **Brunsdén Associates**

**01635 255501**

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Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Brunsdén Associates. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars. Please note that some photographs have been taken with a wide-angle lens.



# Energy Performance Certificate

Non-Domestic Building



17 George Street  
Kingsclere  
NEWBURY  
RG20 5NH

Certificate Reference Number:  
9276-3042-0786-0000-1901

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

84

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

|  |                                 |
|--|---------------------------------|
| Main heating fuel:   | Natural Gas                     |
| Building environment:  | Heating and Natural Ventilation |
| Total useful floor area (m <sup>2</sup> ):                           | 44                              |
| Building complexity (NOS level):                                     | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year): | 150.11                          |
| Primary energy use (kWh/m <sup>2</sup> per year):                    | 874.75                          |

## Benchmarks

Buildings similar to this one could have ratings as follows:

22 If newly built

63 If typical of the existing stock