

**35a HIGH STREET
HUNGERFORD
RG17 0NF**



HIGH STREET RETAIL SHOP – TO LET
INCLUDES VALUABLE COMMONERS AND FISHING RIGHTS

Approximately 673 sq ft (62.5 sq m)

- Prominent location
- Well presented
- Kitchen and wc
- Available due to relocation
- New lease
- Available from November 2017

LOCATION

Situated in a prominent position on the main High Street in the centre of Hungerford. Hungerford is an historic busy small market town in West Berkshire, well positioned for Junction 14 of the M4 and with its own train station offering services to Newbury, Reading and Paddington. The town offers an excellent range of shopping, banking and dining facilities. The Kennet & Avon Canal path provides attractive walks within a few minutes of the High Street and the town itself is surrounded by delightful countryside. Its many facilities and numerous antique shops provide an excellent footfall for shoppers and tourists.

THE PROPERTY

Located on Hungerford's High Street, the shop will be redecorated and is currently fitted out as a hairdressing salon. Other uses could however be available within A1 retail. **Valuable commoners/fishing rights included.**

TERM

Available on a new Internally Repairing lease available for an initial minimum period of three years.

RENT

£13,500 per annum.

RATES

We have been advised by West Berkshire District Council that the property has a **Rateable value of: £10,250 with Rates Payable of: £4,776.50** for the period 2017/2018. Small Business Relief may apply. Please contact West Berkshire Council for further details.

SERVICE CHARGE

The Landlord levies an annual service charge of £500 to cover external repairs and redecoration, payable in advance.

INSURANCE

£300 per annum.

LEGAL FEES

Each side is to bear their own costs.

EPC – Not required as a Listed Building.

VIEWING

By strict appointment with the Landlords sole agents, Brunsdon 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, Brunsdon 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.