

MAPLE SUITE
10-12 HIGH STREET
HUNGERFORD
RG17 0DN



Self contained ground floor office suite with parking in the centre of this historic Market Town

To Let | Approximately 414 sq ft (38 sq m)

- New lease
- Recently decorated
- WC & tea point
- Heating
- Parking for 2 cars
- Quiet yet convenient location
- May suit alternative medicine uses (STP)

LOCATION

Situated just off 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 it's 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. It's many facilities and numerous antique shops provide an excellent footfall for shoppers and tourists.

PROPERTY

A very neatly presented ground floor office suite situated in an attractive mews, just off the main High Street. The suite is arranged as four rooms off the main corridor with wc and tea point facilities. Office furniture comprising smart nearly new desks and filing cabinets are available by separate arrangement/sale with the outgoing tenant.

LEASE

A new lease for a term to be agreed but for at least 3 Years. Possible assignment of current lease TBC.

RENT

£6,950 per annum plus VAT exclusive of bills, payable quarterly in advance.

SERVICE CHARGE

The lease would be fully repairing and insuring through the Service Charge which is TBC.

BUSINESS RATES

We have been advised that the **Rateable Value for this property is: £6,200** with **Rates payable of: £2,889.20** for the period 2018/2019. Small Business Relief may apply.

VIEWING

Strictly by appointment with the Sole Agent - Brunsden Associates
www.brunsdens.com | 01635 255501 | mail@brunsden.com

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, Brunsden and Associates. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.



Energy Performance Certificate

Non-Domestic Building



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Certificate Reference Number:
0970-8962-0338-1531-6060

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.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ 125 This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	57
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	82.34
Primary energy use (kWh/m ² per year):	487.06

Benchmarks

Buildings similar to this one could have ratings as follows:

40 If newly built

118 If typical of the existing stock