

**UNIT 1
13 HIGH STREET
HUNGERFORD
RG17 0DN**



TO LET ON A NEW LEASE

Ground Floor Retail Shop premises

Approximately 504 sq ft (47 sqm)

- **Good footfall**
- **Prominent location**
- **Parking space**
- **New lease**
- **Available now**

THE PROPERTY

An attractive double fronted lock up retail shop premises.

LOCATION

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

Hungerford benefits from good road access (J13/M4) and excellent rail service to Paddington. Nearby is some of the areas most beautiful countryside.

PROPOSAL

A new lease to be drawn as an F.R.I. basis for a term to be agreed.

BUSINESS RATES

The rateable value of the property is: **£12,750**. The rates payable are: **£5,941.50**.

RENT

£12,000 PAX payable quarterly in advance.

VAT

Not chargeable on the rent at this time.

SERVICE CHARGES & INSURANCE

TBC

LEGAL FEES

Each side to bear their own costs.

VIEWING

By strict appointment please with the Sole Agents **Brunsdon Associates**
01635 255501 property@brunsden.com www.brunsdon.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, 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.

