

Call **01635 255501**
Email property@brunsden.com or visit www.brunsdens.com
Properties in West Berkshire and North Hampshire

Brunsdens
ASSOCIATES 

**THE LAMB INN BAR & RESTAURANT
FAULKNOR SQUARE
5 CHARNHAM STREET
HUNGERFORD
RG17 0EP**



£399,950 FREEHOLD

Vacant Licensed premises with a good range of ancillary accommodation and superb potential

Bar/restaurant, kitchen, spacious managers flat, staff cottage, storage, parking and gardens



LOCATION

Situated on Charnham Street, on the main Road between Newbury and Marlborough and close to 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 landmark period property, Grade II Listed, occupying a prominent location. The property is currently not trading but offers an excellent range of accommodation including a small staff cottage and managers flat. The earliest reference to The Lamb is in the 1823 Pigot Directory, when Richard Palmer was landlord.

PLANNING/DEVELOPMENT

The Courtyard Cottage has recently been granted consent for development as a separate dwelling. Please see West Berkshire Council for further details – Application No. 09/02283/FUL.

RATES

The Rateable Value is **£15,000** and Rates Payable of **£6,495** for the period 2011/2012.

VIEWING

By strict appointment please with the vendors Sole Agent

Brunsdon Associates

01635 255501

mail@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.

The Lamb Inn, 5 Charnham Street, Hungerford, RG17 0EP

