

RETAIL UNIT WITH FLAT ABOVE

TO LET

**14 CHARNHAM STREET, HUNGERFORD
WEST BERKSHIRE, RG17 0ES**

**GROUND FLOOR - 878 SQ FT (81.57 SQ M)
PLUS FLAT 560 SQ. FT.**



INCLUDES 3 PARKING SPACES AT THE REAR

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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SITUATION

The property is situated on Charnham Street, Hungerford. Charnham Street leads from the main A4 or if travelling from the town centre, proceed to the Bear Hotel, Turn right and the property can be found on the left next to Amore Restaurant.

DESCRIPTION

The property comprises a self contained retail unit with substantial workspace to the rear and first floor 1 bedroom apartment.

The space includes display window to the front, kitchenette and WC plus large workspace to the rear which was previously a kitchen and still includes an extraction system.

Externally the property includes 3 parking spaces.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	81.57	878
First Floor	52.03	560
Total	133.90	1,438

RATING ASSESSMENT

Rateable Value £3,450

Rates Payable £1,721.55

For those that qualify no rates will be payable.

Council tax Band B £1,723.47 (2024)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of TBA and a score of TBA.

PROPOSAL

The property is available on an assignment of the existing lease which expires in November 2039. The current rent payable is £20,520 per annum exclusive. Rent reviews are every 3 years, the increase based on Retail Price Index, the next due 2016. VAT is applicable.

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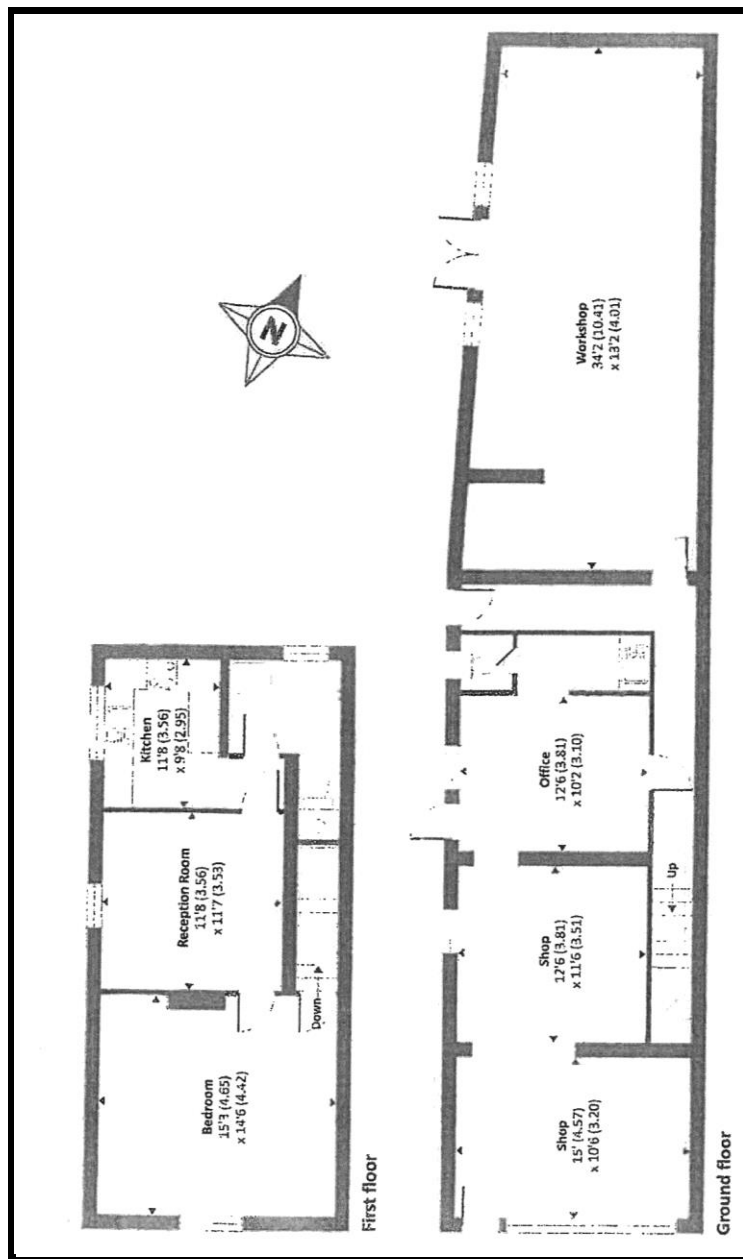
This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk
December 2024



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