



To Let

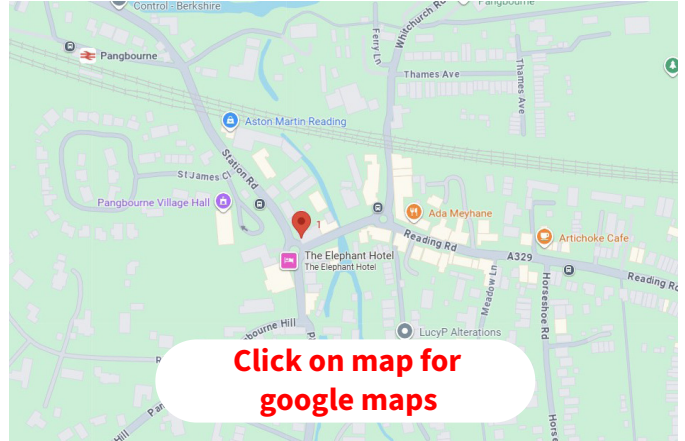
1 High Street, Pangbourne RG8 7AE

- Ground floor retail
- Prominent location in a popular Berkshire village
- Character property
- Frontage to High Street and Station Road

Ground floor sales (NIA)	968 sq ft
ITZA (GF)	676 units
Rent	£27,500 p.a.
Est. Service Charge	TBC
Rates Payable (2026)	£7,926.50 p.a.

For more information please contact Hicks Baker

T: 0118 959 6144 E: retail@hicksbaker.co.uk W: hicksbaker.co.uk



USE	Class E
TENURE	Leasehold
TERMS	The property is available by way of an assignment of the inside the Act lease; or a sub lease expiring 24/04/2027 or a new lease by agreement with the Landlord, at a rent of £28,750 p.a., subject to vacant possession.
RATEABLE VALUE	£20,750. 2026 list.
EPC	E. Expires 12/09/2033.
VAT	VAT is payable

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Transaction



Management



Advice

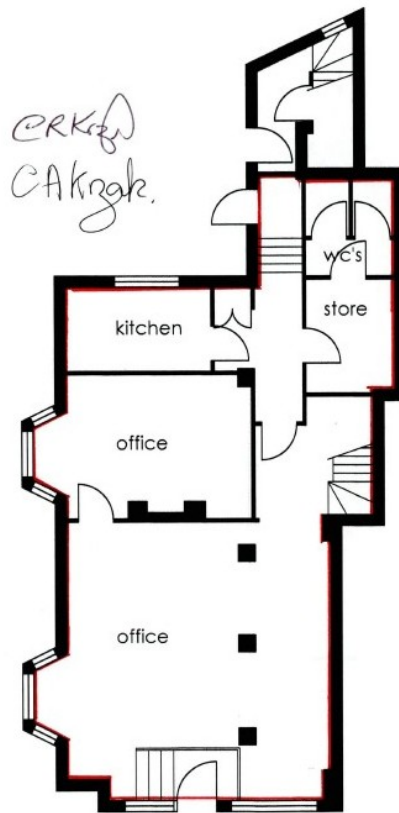
Lease code

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the [website here](#).

Misrepresentations Act 1967

Hicks Baker for themselves and for the vendors or lessors of this property, whose agents they are give, notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hicks Baker has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT.

ILLUSTRATIVE FLOOR PLAN :



Ground Floor Plan

(approx. scale 1:100)



Location Plan

(scale 1:1250)

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Rev	Description	Date
AMENDMENT RECORD		
Site/Project : 1 HIGH STREET PANGBOURNE READING, RG8 7AE		
Drawing Title : LOCATION & FLOOR PLANS		
 oakleaf BUILDING SURVEYORS		
Suite G2 42 Hartman Road Reading RG30 1EA		Telephone : 01189 345 325 07854 428 405 www.oakleaf.co.uk
Scales : 1:1250 & 1:100 @ A3 size		
Drawn : AMC		Date : Mar 2013
Title : LEASE PLAN		
Project ID : A13/26		
Drawing No : AD/01	Revision :	

sheet size - A3 (420 x 297mm)