



STIBBARD
PROPERTY



1 High Street, Hungerford, Berkshire, RG17 0DN

A prominent grade II listed mixed-use investment opportunity in the heart of Hungerford.

1 High Street is currently split into two units with Blue Cross as a tenant on the first floor paying a rent of £22,900 pa and the ground floor let to Channele Medical at a rent of £17,200 pa expiring 28/09/2020. Total passing rent: £40,100 pa. Hungerford is situated within easy reach of Newbury & Marlborough along the A4 & M4.

- 659 sqft of A1/A2/storage space on the ground floor.
- 724 sqft sales & 125 sqft storage on the first floor.
- Lease details available on request.
- Services: Mains water, electricity and drainage.
- Listed building; exempt from empty business rates.
- **For sale: £445,000.**
- Attractive 8.75% net initial yield.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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