



STIBBARD
PROPERTY



127a High Street, Hungerford, Berkshire, RG17 0DL

A prominent and well positioned A1 retail unit in the centre of Hungerford with good frontage and a large sales area. The unit benefits from high quality decoration, air conditioning, three WCs and a large storage / office room to the rear with fire escapes to the side and rear. The landlord will consider a change of use to A3 if required. Hungerford is within easy reach of Newbury, Marlborough & London via the A4, M4 & main railway line to Paddington.

- A 756 sq ft (360 sq ft ITZA) A1 retail unit.
- Visible High Street location.
- Effective FRI via a service charge.
- Services: Mains water, electricity and drainage.
- Rateable value of £15,925pa. (rates payable £7,644).
- To let as a whole: £23,400 pa plus VAT.
- Tenant to pay landlord's legal costs.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING TO ANY PURCHASE. STIBBARD PROPERTY LIMITED IS A PRIVATE LIMITED COMPANY REGISTERED IN ENGLAND AND WALES, COMPANY NO: 997648





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