



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.

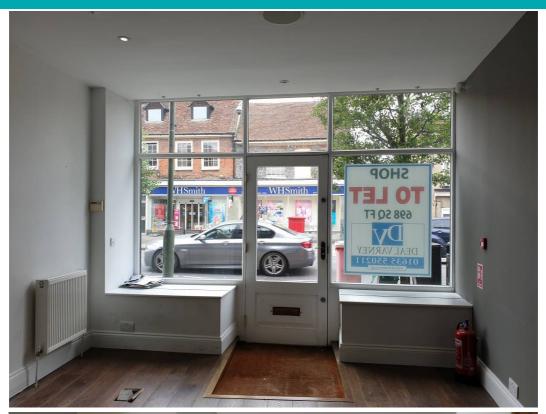
The landlord will consider a change of use to A3 if required. Hungerford is within easy reach of Newbury, Marlborough & London via the A4, M4 & main railway line to Paddington.

- 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.

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