



STIBBARD

PROPERTY



25 High Street, Hungerford, Berkshire, RG17 0NF

A prominent mixed-use investment in a prime position in the centre of Hungerford. The ground floor and cellar is subject to a new lease to a local retailer. There are three floors of offices also let to a local business.

Hungerford High Street benefits from significant footfall and high levels of passing traffic and is only a short walk from Hungerford Railway Station which connects directly to London Paddington.

- 3,648 sq ft over four floors.
- 1,279 sq ft retail unit translating to 648 sq ft ITZA.
- 2,369 sq ft of offices over three floors.
- Garage to the rear plus eight parking spaces.
- Total income of £48,000 per annum.
- Front & rear access.
- **For sale: £695,000 + VAT.**
- 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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