



STIBBARD
PROPERTY



3 The Broadway, Lambourn, Berkshire, RG17 8XY

A prominent E class retail/office unit in the centre of Lambourn with a visible frontage.

The property comprises a large room on the ground floor with WCs and a small kitchenette to the rear.

The total area of the unit is 779 sq ft.

Lambourn is within easy reach of Newbury, Hungerford & London via the A4, M4 & main railway line to Paddington.

- Flexible terms available.
- An internal repairing and insuring lease.
- Rateable value of £8,900 (eligible for 100% small business rate relief).
- Easy village parking nearby.
- **To let as a whole: £595 pcm.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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