



STIBBARD
PROPERTY



4 Faulknor Square, Hungerford, Berkshire, RG17 0EP

A prominent and well positioned A1/A2 (E) retail/office unit in the centre of Hungerford with a visible frontage onto the A4. The property comprises four large rooms over the ground and first floors with further storage on the second floor. The property benefits from two WCs and a small kitchenette. The total area of the office rooms is 938 sq ft. Hungerford is within easy reach of Newbury, Marlborough & London via the A4, M4 & main railway line to Paddington.

- Total area of 1,466 sq ft.
- Charming freshly decorated period building.
- Rateable value of £4,300 (eligible for 100% small business rate relief).
- Two parking spaces.
- **To Let £1,625 pcm – No 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: 997649





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