



Chartered Surveyors &
Commercial Property Consultants

SHOP

TO LET

**18 RIVER STREET, PEWSEY
WILTSHIRE, SN9 5DH**

580 SQ FT (54 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

www.quintons.co.uk

This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated in the village of Pewsey which is 6 miles south of Marlborough in the county of Wiltshire. The village has excellent links to London by car via the M4, A303 & M3 and via train on the Great Western Line to London Paddington.

DESCRIPTION

The property comprises a ground floor retail unit set within a small parade.

The space includes display windows, main retail space, WC and kitchenette at the rear.

To the rear of the property there is an allocated parking space.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	54	580

RATING ASSESSMENT

Rateable Value £5,800

Rates Payable £2,894.20 (2020/21)

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £1,500 per annum.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of C and a score of 51.

PROPOSAL

The property is available on a new agreement, the length of which is open to negotiation. The quoting rent is £6,950 per annum exclusive.

VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own costs.

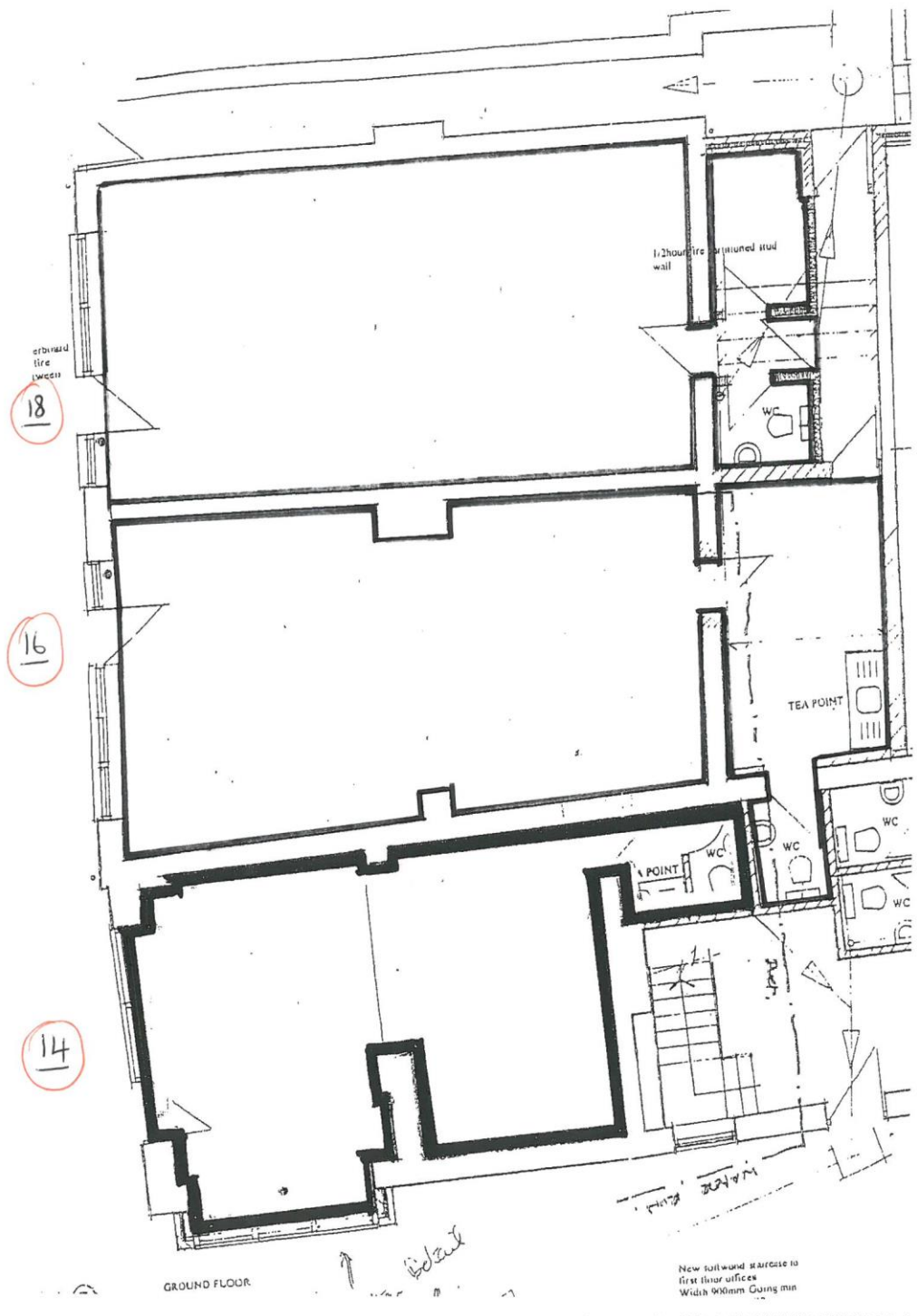
VIEWING

Contact Mr Shane Prater
Phone: 01635 551441
Email: shane@quintons.co.uk
October 2020

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