



Chartered Surveyors &  
Commercial Property Consultants

## RETAIL / OFFICE

### TO LET

**THE CUTTINGS, UNIT 5, HIGH STREET  
HUNGERFORD, BERKSHIRE, RG17 0LU**

**616 SQ FT (57.23 SQ M)**



**CAN BE JOINED WITH NUMBER 4 TO GIVE 1,232 SQ. FT.**

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

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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 located in the centre of Hungerford just off the main High Street in The Cuttings. The Cuttings links the High Street with Hungerford Railway Station via a large surface car park.

## **DESCRIPTION**

The property comprises a ground floor retail / office unit set within a two-storey brick built building with pitched tiled roof.

Externally the shop includes entrance doorway and two display windows. Internally the property comprises carpet to the floors, painted walls, suspended ceiling with inset Category 2 lighting, WC with sink and toilet, kitchen area with base and wall unit with inset sink and drainer plus stores area.

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>57.23</b>	<b>616</b>

## **RATING ASSESSMENT**

Rateable Value £6,400

Rates Payable £3,193.60 (2021/22)

**For those that qualify for small business rates relief no rates are payable.**

## **SERVICE CHARGE**

The service charge for the year commencing 1st January is approximately £884.60 plus VAT.

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of D and a score of 99.

## **PROPOSAL**

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £8,000 per annum exclusive. VAT is applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

## **VIEWING**

Contact Mr Shane Prater

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Updated June 2021

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