

Kilpatrick & Co

Commercial Property Consultants

1st FLOOR OFFICES TO LET **658 sq ft (61.09 m²)**



SUITE B, THE COURTYARD **HIGH STREET, HUNGERFORD** **BERKSHIRE,** **RG17 0NF**

01793 • 643101

www.kilpatrick-cpc.co.uk

Delta 602, Delta Office Park, Welton Road, Swindon, Wilts, SN5 7XF

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LOCATION: Hungerford is a historic and busy market town, a well-known and popular tourist destination with many antique shops, pubs, restaurants and other retailers. The town is situated 8 miles west of Newbury and close to Marlborough and Salisbury with good rail networks. The Kennet and Avon Canal runs through the town with beautiful countryside and scenery surrounding the local area.

DESCRIPTION: The offices are situated in the High Street and is part of a specialist shopping arcade known as The Courtyard. Current tenants include, *Eliane, café/restaurant, Bailey Robinson, travel agents, Redbox Mobile, Layers Hair, Jills Dry Cleaning, Hungerford Bookshop, Impact, Nina Clark, lettings agency & Aline Design.*

The offices are self-contained on the first floor, well presented, and full of character, with exposed timber beams, carpeted floors, central heating and perimeter trunking. They include a reception lobby, leading to open plan offices, with shared use of toilets and kitchenette.

There is a private car park to the rear, accessed off Church Street with allocated parking spaces.

SIZE: Measured in accordance with the RICS Code of Measuring Practice the property has the following approximate net internal floor areas:-

First floor: Offices 658 sq ft (61.09m²)

Outside: 2 parking spaces

AVAILABILITY: The offices are available on a new full repairing and insuring lease for a term to be agreed.

RENT: £750 per month plus VAT, exclusive of outgoings.

SERVICE CHARGE: A service charge, currently budgeted at £581.36 plus VAT per quarter, is applicable to this unit, which covers the cost of maintenance to the external parts of the property and the communal/common areas of the offices and the Courtyard.

BUSINESS RATES: Informal enquiries via Valuation Office website indicates that the property is assessed as follows:-

Description:	Offices & Premises
Rateable Value (2017):	£6,800
Uniform Business Rates (2019/20)	£0.491
Full Rates Liability (2019/20):	£3,338.80

N.B. *The property should qualify for Small Business Rates Relief.*

Further information on business rates is available from West Berks District Council on 01635 519520.

EPC: The current Energy Performance Assessment Rating for this property is Band E – 106

LEGAL COSTS: Each party will be responsible for their own legal costs in the transaction.

VIEWING: Strictly by prior appointment with sole agents **KILPATRICK & CO** on (01793) 643101.

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26/07/2019

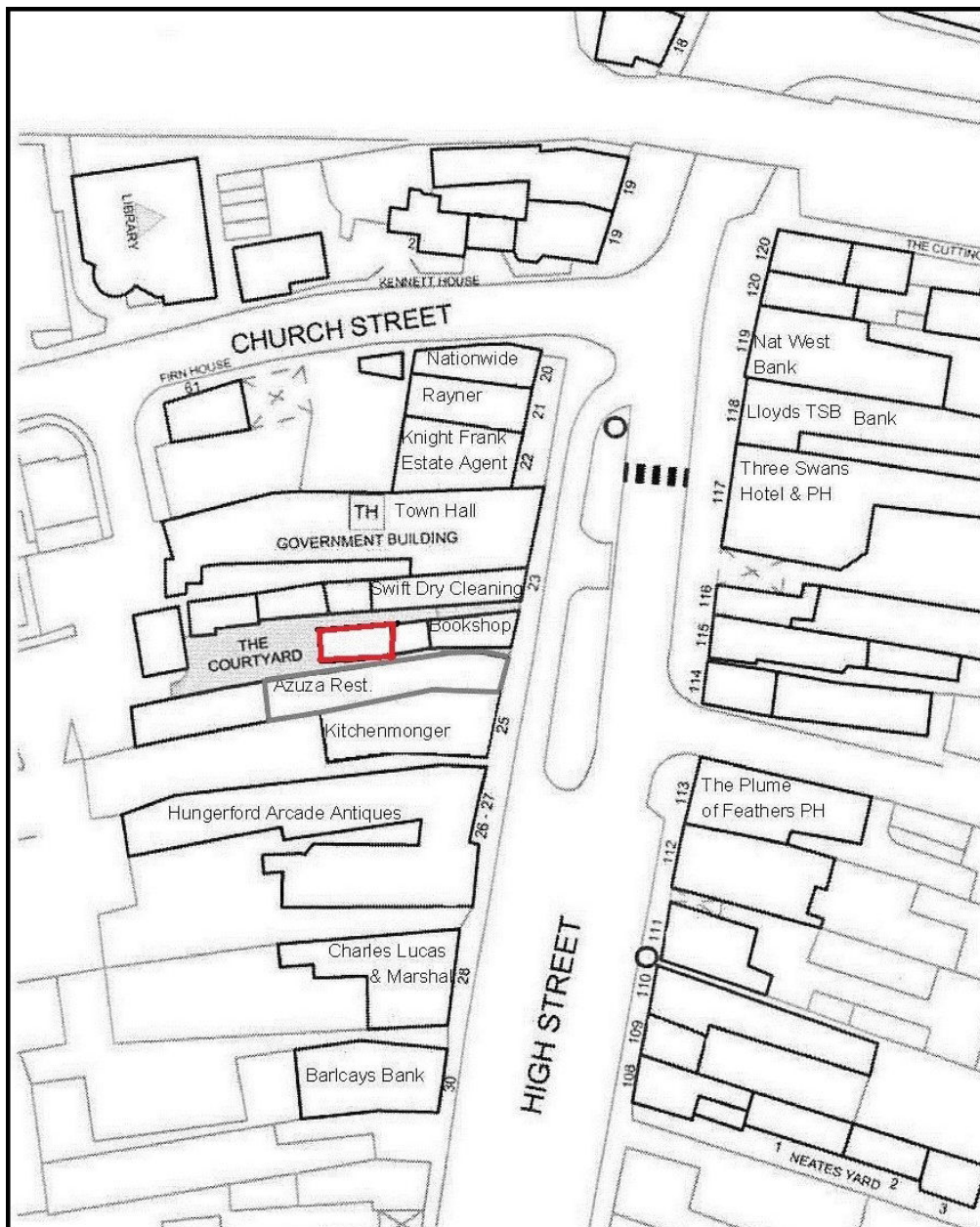
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