

Trusted since 1802

HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

For Sale - Retail/Commercial/Residential



Murrays Bungalow, Ashford Hill, Thatcham, Berkshire RG19 8BQ

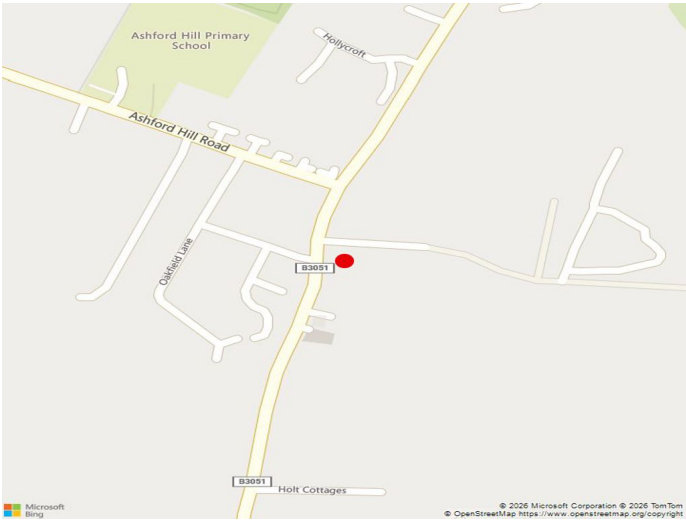
Site available as a whole

£1,100,000 for the freehold

SIMMONS & SONS

www.simmonsandsons.com

Location



From the A339 Newbury to Basingstoke Road, turn onto Ashford Hill Road. Continue along this road through the village for approximately 2 miles passing St Paul's church. Murrays Hill Bungalow is on the south side of Ashford Hill Road.

Description

This is a rare opportunity to purchase a mixed commercial/residential property in a popular and expanding village. Available as a whole to include:

3 bedroom Bungalow measuring approximately 1,380 sq ft with garden to the front and rear, in need of modernisation. Former Filling Station and Garage/MOT Testing Centre. Modern Commercial Unit with concrete floor, roller shutters and electricity.



EPC

The EPC rating for the bungalow is E.

VAT

The property is not elected for VAT and therefore will not be charged.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Terms

For Sale is the Freehold Interest in the whole of the property.

Business Rates

Rateable Value : £24,500
The Council Tax band of the bungalow is E.

Interested parties should make their own enquiries directly with Basingstoke & Deane Borough Council on 01256 844844.

Contact

Strictly by appointment only with Simmons & Sons.

Please contact Henry Tett
01256 327711
htett@simmonsandsons.com

Code for Leasing Business Premises
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](#)

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Sales	Lettings & Management	Commercial	Development	Rural
32 Bell Street Henley-on-Thames Oxon RG9 2BH T: 01491 571111	1 High Street Marlow Bucks SL7 1AX T: 01628 4843531	12 Wote Street Basingstoke Hants RG21 7NW T: 01256 840077	Peper Harrow The Estate Office Godalming GU8 6BQ T: 01483 418151	