To Let - Retail

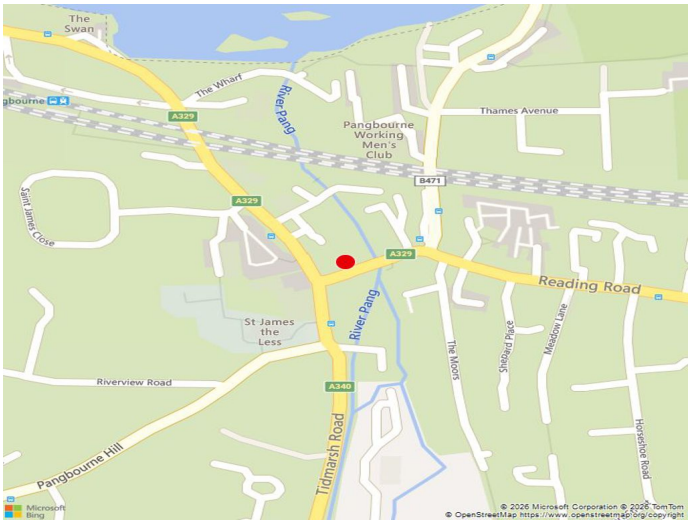


5, High Street, Pangbourne, Berkshire RG8 7AE

806 sq ft (74.88 sq m)

£19,000 per annum

Location



Pangbourne is a vibrant town on the River Thames. Within its attractive streets are an abundance of independent shops a selection of national chains and a thriving range of restaurants, bistros, cafes and pubs.

Description

5 High Street is a double fronted retail unit which has separate access to the left and right sides of the shop off the High Street. In addition there are rear offices plus storage space and a rear courtyard garden area. Nearby businesses include Mercy in Action, TG Jones, Co-op, Greens Butchers and various cafes.



Accommodation

The accommodation comprises the following net internal areas: 806

Floors	sq ft	sq m
Ground Floor	806	74.88
Total Area	**806**	**74.88**

EPC

The EPC rating for this property is C.

VAT

VAT is not payable on this property.

Legal Costs

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

Terms

A new lease is available direct with the landlords.

Business Rates

Rateable Value : £19,000
Rates Payable : £7,258
Interested parties should make their own enquiries directly with West Berkshire Council.

Contact

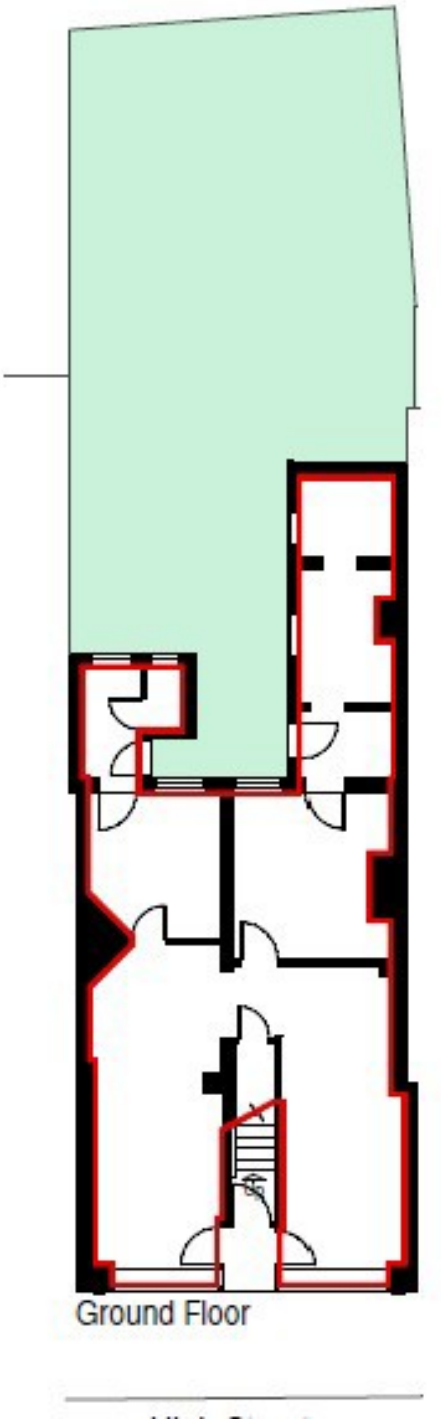
Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office
Tel: 01491 571111
Email: commercial@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

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