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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Retail



5, High Street, Pangbourne, Berkshire RG8 7AE

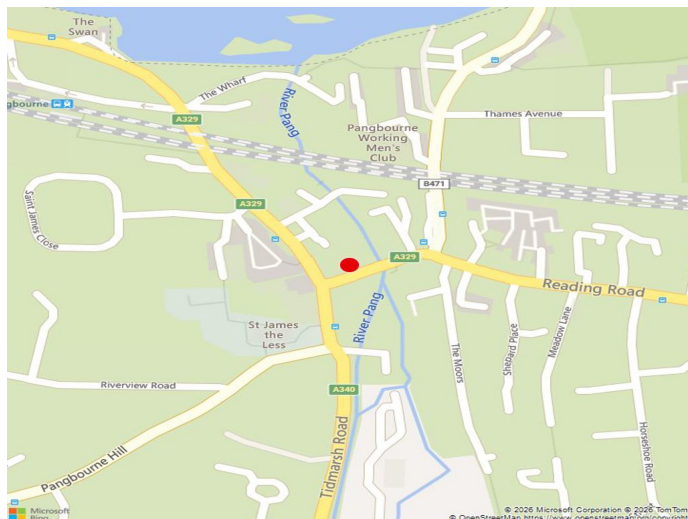
806 sq ft (74.88 sq m)

£19,000 per annum

SIMMONS & SONS

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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:

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](http://RICS.org)

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

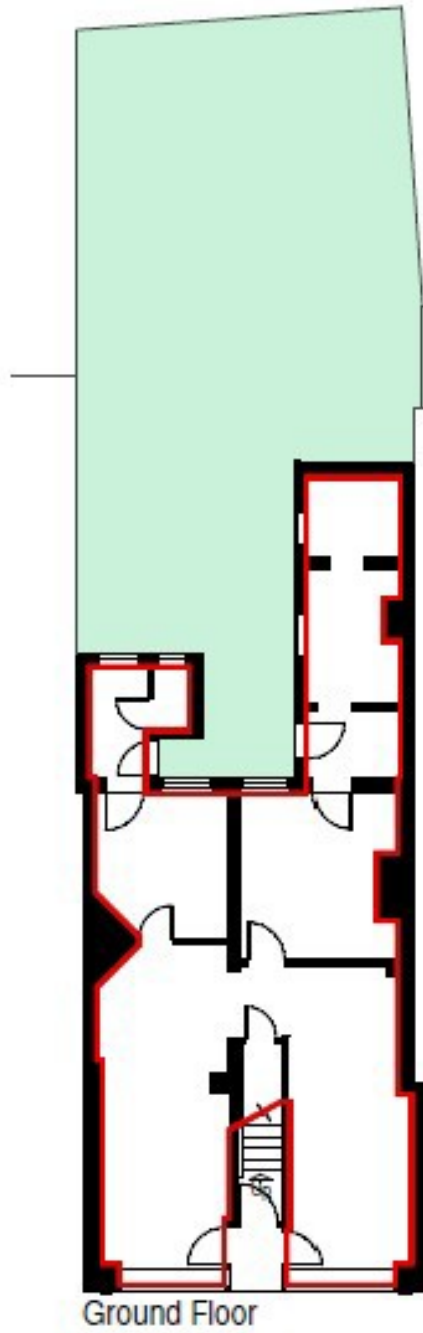
Commercial

Development

Rural

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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	