



Chartered Surveyors &
Commercial Property Consultants

OFFICE WITH STORAGE

FOR SALE

**REAR OF 31, CHARNHAM STREET
HUNGERFORD, BERKSHIRE, RG17 0EJ**

1,400 SQ FT (130.06 SQ M) NET



MAY SUIT RESIDENTIAL CONVERSION STP

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

www.quintons.co.uk

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 just off Charnham Street which is the main A4 running through Hungerford. The property occupies an excellent location which provides easy access to Hungerford Town Centre. The M4 junction 14 is available to the north, approximately 3 miles distant.

DESCRIPTION

The property is arranged over ground and first floors which provides attractive accommodation which is suitable for a range of commercial uses or residential use subject to planning.

The property comprises two offices on the ground floor with walk in store, kitchen and WC.

The first floor comprises an open plan space which has been split into two offices.

The main offices include in the main carpets, painted walls, electric heating and good natural light

Attached to the property is a good quality storage space which benefits from double doors to the front, windows to the rear and a mezzanine storage space.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor Office	52.30	563
First Floor Office	44.59	480
Store inc mezzanine	33.17	357
Total	130.06	1,400

RATING ASSESSMENT

Rateable Value £6,200

Rates Payable £3,093.80

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 107.

PROPOSAL

Unconditional offers are sought in excess of £180,000. (One Hundred & Eighty Thousand Pounds). VAT is not applicable,

LEGAL COSTS

Each party to be responsible for their own legal costs.

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VIEWING

Contact Mr Shane Prater

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April 2024



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