



Chartered Surveyors &
Commercial Property Consultants

RETAIL / OFFICE SPACE

TO LET

**ENTERPRISE HOUSE, 41 READING ROAD
PANGBOURNE, BERKSHIRE, RG8 7HY**

721 SQ FT (66.98 SQ M)



INCLUDES 4 ALLOCATED PARKING SPACES

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

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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 occupies a prominent position on Reading Road, Pangbourne. The space lies just outside of the main town centre but still within walking distance.

DESCRIPTION

The space comprises the front ground floor area within a shared building.

The space has a separate entrance door, and display window to the front. Inside the space is laid out as two large areas with separate kitchen and WC.

General amenities include gas central heating, suspended ceilings, carpets and 4 allocated parking spaces.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	66.98	721

RATING ASSESSMENT

Rateable Value £12,750

Rates Payable £6,362.25 (2023/24)

For those that qualify for small business rates relief only £1,590.56 will be payable.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 87.

PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £12,000 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

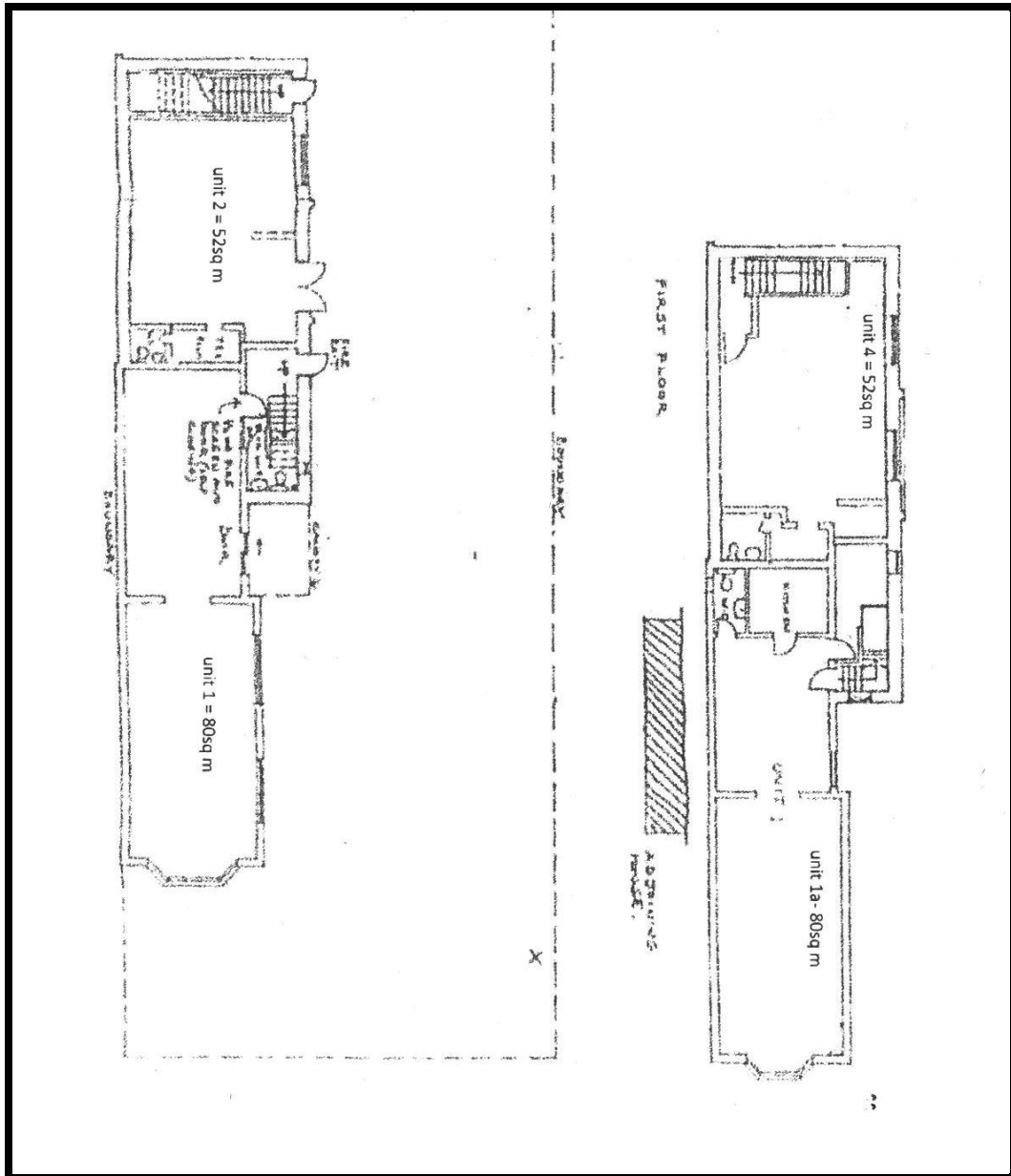
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VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk
March 2024



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