

Suite E, The Courtyard, Hungerford, Berkshire, RG17 0NF



First Floor Offices To Let Short Term 639 sq ft (59.37 m²)

- *Close to all amenities*
- *Town Centre location*
- *Within walking distance of rail station*
- *Rent: £700 pcm + VAT*



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LOCATION: Hungerford is a historic and busy market town, a well-known and popular tourist destination with many antique shops, pubs, restaurants and other retailers. The town is situated 8 miles west of Newbury and close to Marlborough and Salisbury with good rail links. The Kennet and Avon Canal runs through the town with beautiful countryside and scenery surrounding the local area.

DESCRIPTION: A self contained suite of offices overlooking the Courtyard in the centre of Hungerford, including ground floor entrance and stairs leading to 2 offices on the first floor with kitchenette, toilet & store. The offices have good natural light, with carpeted floors, perimeter trunking and central heating via radiators.

SIZE: Measured in accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

First Floor: Office 1: 217 sq ft

Office 2: 396 sq ft

Kitchenette/store: 26 sq ft

Total: 639 sq ft (59.37 m²)

AVAILABILITY:

Suite E is available to let on flexible terms for 3 to 12 months as agreed.

RENT:

The asking rent is £700 per calendar month plus VAT, inclusive of service charge but exclusive of outgoings.

SERVICES:

We are advised that all mains services are connected to the property, but we have not carried out any tests of services or service appliances.



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Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.

BUSINESS RATES: Informal enquiries via the Valuation Office website indicates that the property is assessed as follows:-

Description:	Offices & Premises
Rateable Value (2023):	£10,000
Uniform Business Rate (2024/25):	£0.499
Full Rates Liability (2024/2025):	£4,990.00

N.B. 100% Small Business Rates relief may be available to qualifying occupiers Further information on business rates is available from West Berkshire Council on 01635 519520.

EPC: In accordance with the Energy Performance of Buildings (Certificates and Inspections) (England & Wales) Regulations 2007, an Energy Performance Certificate has been requested.

LEGAL COSTS: Each party is responsible for their own legal costs in the transaction.

VIEWING: Strictly by appointment with sole agents, **KILPATRICK & CO** on **01793 643101**.



N.B. Kilpatrick & Co for themselves and for the vendor/lessor, whose agents they are, give notice that: (i) these particulars do not constitute any part of an offer or contract and whilst prepared in good faith are a general guide only; (ii) Neither Kilpatrick & Co, nor anyone in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; (iii) Any intending purchaser or lessee must satisfy themselves by inspection/investigation as to the accuracy of all descriptions, dimensions, reference to condition, services, appliances, uses, etc.. (iv) all rentals, prices (etc) are exclusive of vat, if applicable.

01/10/2024

