

Unit 6 The Courtyard, Hungerford, RG17 0NF



SHOP/OFFICES TO LET

580 sq ft (53.8 m²)

- *Character shop/office*
- *Display windows on 2 elevations*
- *New flexible lease term*
- *New kitchenette & WC*



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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 networks. The Kennet and Avon Canal runs through the town with beautiful countryside and scenery surrounding the local area.

DESCRIPTION: Unit 6 is situated to the rear of the High Street and is part of a specialist shopping arcade known as The Courtyard. Current tenants include *Eliane Café*, *Hungerford Bookshop*, *Bailey Robinson & Layers Hair*. The property comprises the ground floor of a character period property with exposed beams, timber flooring and display windows to 2 sides of The Courtyard, with side and rear entrance doors. The accommodation comprises an open plan shop/office with spotlights, small store, dimplex space heaters and newly installed kitchenette and WC. Suitable for any retail, office use or beauty treatment, health & fitness, barbers, nail salon, estate or letting agents, etc. The property has 1 car park space allocated in the rear car park.

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

Approx. Gross Frontage: 10.6 m

Approx Return Frontage: 5.0 m

GF: Shop/Office/kitchen/store **580 sq ft** (53.8 m²)

AVAILABILITY: Available on a new full repairing and insuring lease for a term to be agreed.

RENT: £12,000 per annum plus VAT, exclusive of outgoings, plus £50 pcm for parking space.



Code for Leasing Business Premises

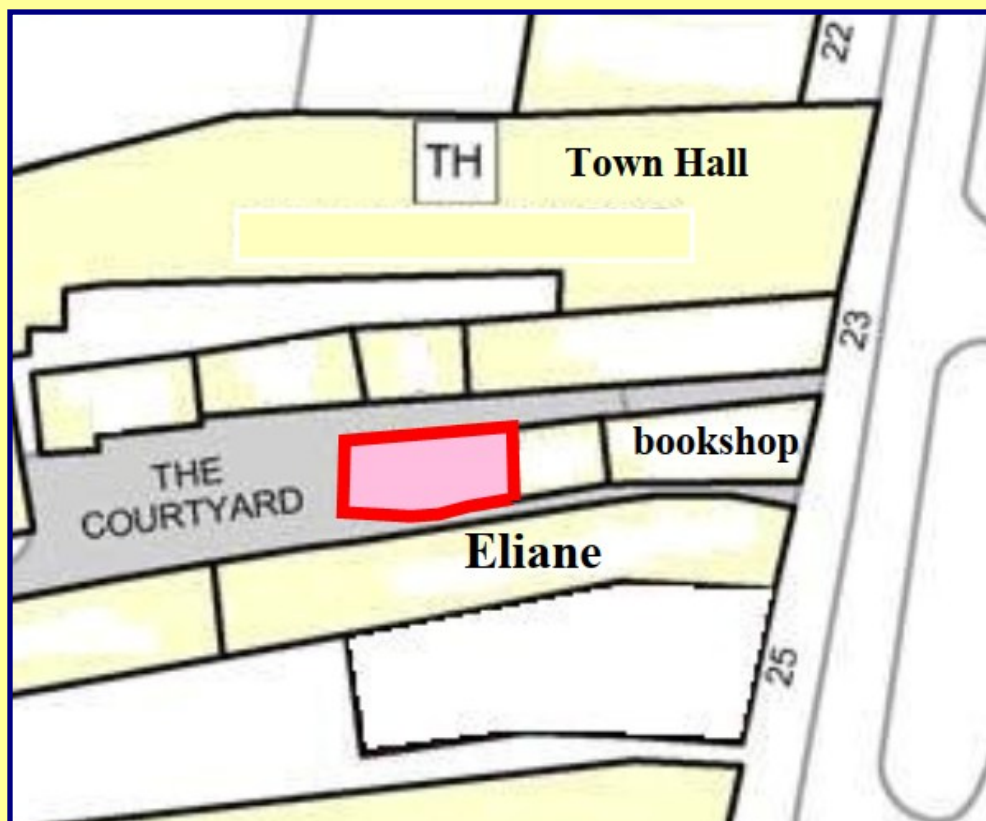
As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.

Kilpatrick & Co

Commercial Property Consultants



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SERVICE CHARGE: A service charge is applicable, which covers the cost of maintenance to the external parts of the property and the communal/common areas of the Courtyard.

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

Description:	Shop & premises
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Rateable Value (2026):	£10,500
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Uniform Business Rate (2026/27):	£0.382
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Full Rates Liability (2026/27):	£4,011.00
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N.B. 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: The current Energy Performance Assessment for this property is Band C/75.

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

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



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23/07/2026

