



Chartered Surveyors &
Commercial Property Consultants

RETAIL & RESIDENTIAL INVESTMENT

FOR SALE

**20, 21 & 21A CHARNHAM STREET, HUNGERFORD
WEST BERKSHIRE, RG17 0EJ**

2,019 SQ FT (187.57 SQ M)



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 situated in Hungerford at the junction of the A4 Charnham Street and Bridge Street opposite the Bear Hotel. Access to the car park is via Charnham Park to the rear.

DESCRIPTION

The property comprises a ground floor retail premises with first floor three bedroom maisonette.

The property is a two-storey brick built building with pitched tiled roof in the main with a single storey rear extension used by the ground floor shop only.

The ground floor trades as a hairdressing salon and includes reception, cloakroom, beautician's, main salon, office, staff room, WC, kitchen and rear stores.

The first floor comprises a three bedroom maisonette accessed from its own self-contained entrance to the ground floor with stairs leading to the first floor where lounge, bedroom, small study, fitted kitchen and bathroom are available and to the second floor two double bedrooms with built in cupboards and WC facility.

The property has the benefit of five parking spaces, four are demised to the shop and one to the maisonette.



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.

ACCOMMODATION

| | | |
|--|-----------------------|----------------------|
| Reception | 17.652 sq. m. | 190 sq. ft. |
| Rear Coat Store | 11.987 sq. m. | 129 sq. ft. |
| Beauticians | 37.76 sq. m. | 406 sq. ft. |
| Main Salon | 77.747 sq. m. | 837 sq. ft. |
| Rear Area to include WC, Office, Staff Room, Kitchen and Rear Stores | 42.46 sq. m. | 457 sq. ft. |
| Total | 187.606 sq. m. | 2,019 sq. ft. |
| First & second Floor 3 bedroom Maisonette | 111.48 approx. | 1,200 approx. |

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 103.

TENURE

The ground floor is held on a lease dated 25th November 2013 for 9 years. The current passing rent is £15,000 per annum exclusive. There is an upward only rent review due in November 2016 and another in November 2019.

The upper floors are held on an Assured Shorthold Tenancy. The annual rent is £12,000 per annum (£1,000 per calendar month).

The total income is currently £27,000 per annum exclusive but this should rise on review.

There is potential, subject to varying the lease and planning, to develop the rear by adding a further maisonette or standalone buildings within the parking area

PROPOSAL

The property is available to purchase with offers sought in the region of £450,000. (Four Hundred and Fifty Thousand). Consideration may be given to splitting the property i.e. selling the shop and maisonette separately. VAT is not applicable.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Shane Prater on 01635 262510 or Email: shane@quintons.co.uk

November 17

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.