



Rarely available freehold in sought after Berkshire town



**FOR SALE**  
Freehold retail and office investment  
1 High Street · Hungerford · Berkshire

## Investment Summary

- Two level unit comprising a ground floor office of 659 sq.ft plus a first floor retail unit of 849 sq.ft
- Let to established, profitable businesses
- Total gross income of **£40,100** per annum
- Potential to convert to residential retail or showroom uses, subject to the necessary consents
- Prominent tourist spot overlooking the Kennet & Avon Canal
- Wealthy Berkshire market town



## Location

The property is located in the centre of the High Street in Hungerford with access along the side of the canal bridge.

This is a prime town centre location with superb access to all the town centre facilities.

Nearby retailers include WHSmith, Coffee#1, Co-Op, Roxtons and a number of independent antique shops, galleries and retailers.

## Description

The property comprises a two storey unit of a traditional brick construction with a clay tiled roof. The accommodation includes offices and retail, both of which are accessed separately off street level.

### Ground Floor

Office: 622 sq.ft      Storage: 37 sq.ft

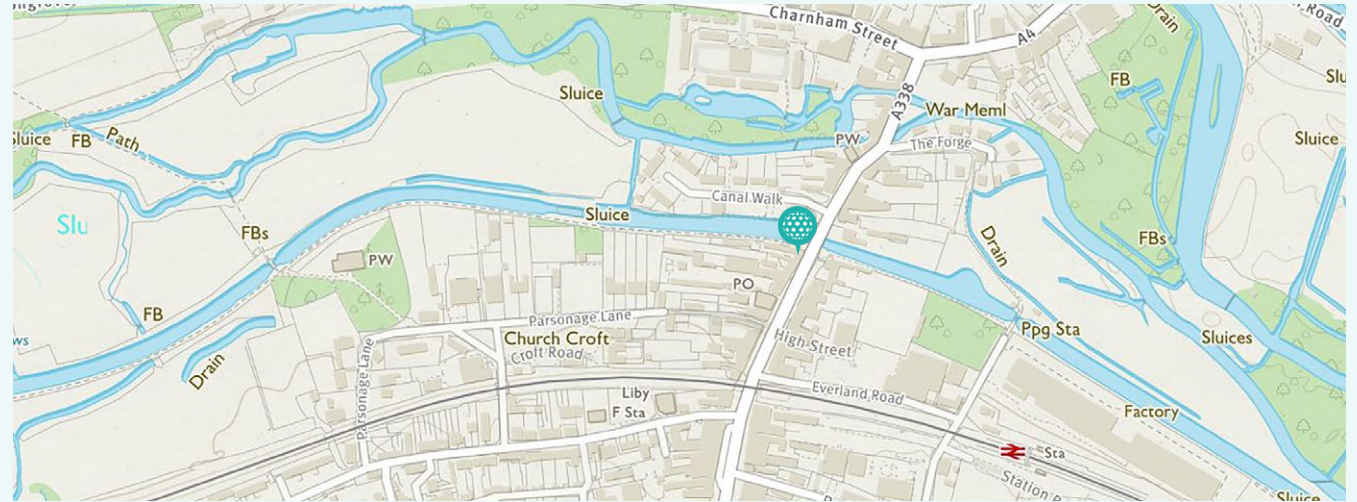
### First Floor

Sales: 724 sq.ft      Storage: 125 sq.ft

## Situation

Hungerford is an historic town located, in the midst of an Area of Outstanding Natural Beauty, and lies 8 miles west of Newbury and 9 miles east of Marlborough. It is very well connected with a direct rail link to London, some 60 miles distant, in less than one hour. The M4 motorway is 4 miles from this property.

The town's historic market status is retained by the significant number of small independent retail and commercial businesses providing visitors and residents alike with personal service across a wide range of products.



## Tenancy Schedule

Unit	Tenant	Lease Start	Term	Lease Expiry	Rent Review	Rent	Break Date
Ground Floor Office	Chanelle Medical	29.09.2015	10 years	28.09.2025	29.09.2020	£17,200pa	29.09.2020 (1)
First Floor Retail	Blue Cross	20.05.2019	10 years	19.05.2029	20.05.2024	£22,900pa	20.05.2024 (2)

### Comments

(1) Tenant has exercised the break option. (2) Tenant is liable for a three month penalty if they exercise the break option.

**Chanelle Medical**  
**Blue Cross**

Registered Address: Dublin Road, Loughrea, Co. Galway, H62FH90  
Registered Address: Blue Cross, Shilton Road, Burford, Oxfordshire, OX18 4PF

Registered Number: 96943  
Registered charity number: 224392

[www.chanellepharma.com](http://www.chanellepharma.com)  
[www.bluecross.org.uk](http://www.bluecross.org.uk)

## Tenure

The property is held on a freehold basis

## VAT

The asset has been elected for VAT

## Proposal

We are instructed to seek offers of **£445,000** (four hundred and forty five thousand pounds), subject to contract and exclusive of VAT.

Purchase at this level reflects a net initial yield of **8.55%** assuming purchaser's costs of 5.44%.

NB. Purchaser's costs include appropriate stamp duty, and 1.8% for legal/agent fees.



For further information or to make arrangements for viewing please contact:

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