hicks baker
commercial property

Retail



To Let
1 High Street, Pangbourne RG8 7AE

- Ground floor retail
- Prominent location in a popular Berkshire village
- Character property
- Frontage to High Street and Station Road

Ground floor sales (NIA)	968 sq ft
ITZA (GF)	676 units
Rent	£27,500 p.a.
Est. Service Charge	TBC

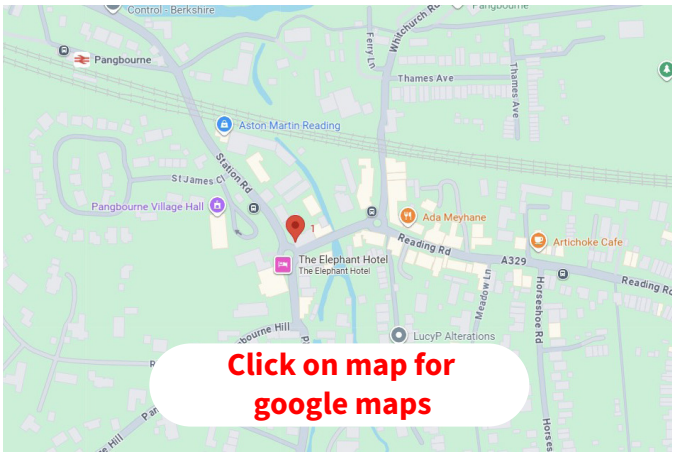
For more information please contact Hicks Baker

T: 0118 959 6144 E: retail@hicksbaker.co.uk W: hicksbaker.co.uk









USE	Class E
TENURE	Leasehold
TERMS	The property is available by way of an assignment of the inside the Act lease; or a sub lease expiring 24/04/2027 or a new lease by agreement with the Landlord, at a rent of £28,750 p.a., subject to vacant possession.
RATEABLE VALUE	£20,750. 2026 list.
EPC	E. Expires 12/09/2033.
VAT	VAT is payable

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Retail and Leisure

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RICS

Transaction Management Advice

Lease code

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website here.

Misrepresentations Act 1967

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