hicks baker
commercial property

To Let



6-7 High Street

Hungerford, RG17 0DN

Class E unit to let in Hungerford, West Berkshire

2,043 sq ft
(189.80 sq m)

- Grade II Listed Building
- Double fronted unit
- Unit is in close proximity to several independent and national retailers
- Walled garden to rear

6-7 High Street, Hungerford, RG17 0DN

Summary

Available Size	2,043 sq ft
Rent	£40,000 per annum
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

A predominantly open unit on a single level, with ancillary storage; WC's and small kitchen to the rear plus a walled garden which could be brought into use for al fresco eating if a new door access was installed.

Location

Hungerford is a thriving, characterful historic market town with a bustling High Street populated with many quality independent, specialist retailers, and an appropriate smattering of national operators. The town is also very conveniently accessed from Junction 14 of the M4

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground - Sales Area	1,942	Available
Ancillary - Ground floor	101	Available
Total	**2,043**	

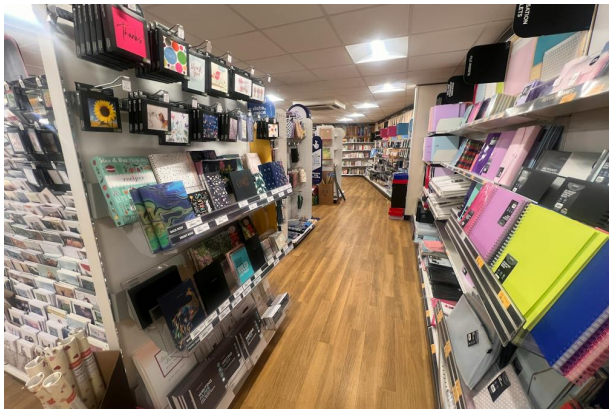
Terms

A new lease is available direct from the freeholder on terms to be agreed.

ITZA

1,166 units







Viewing & Further Information



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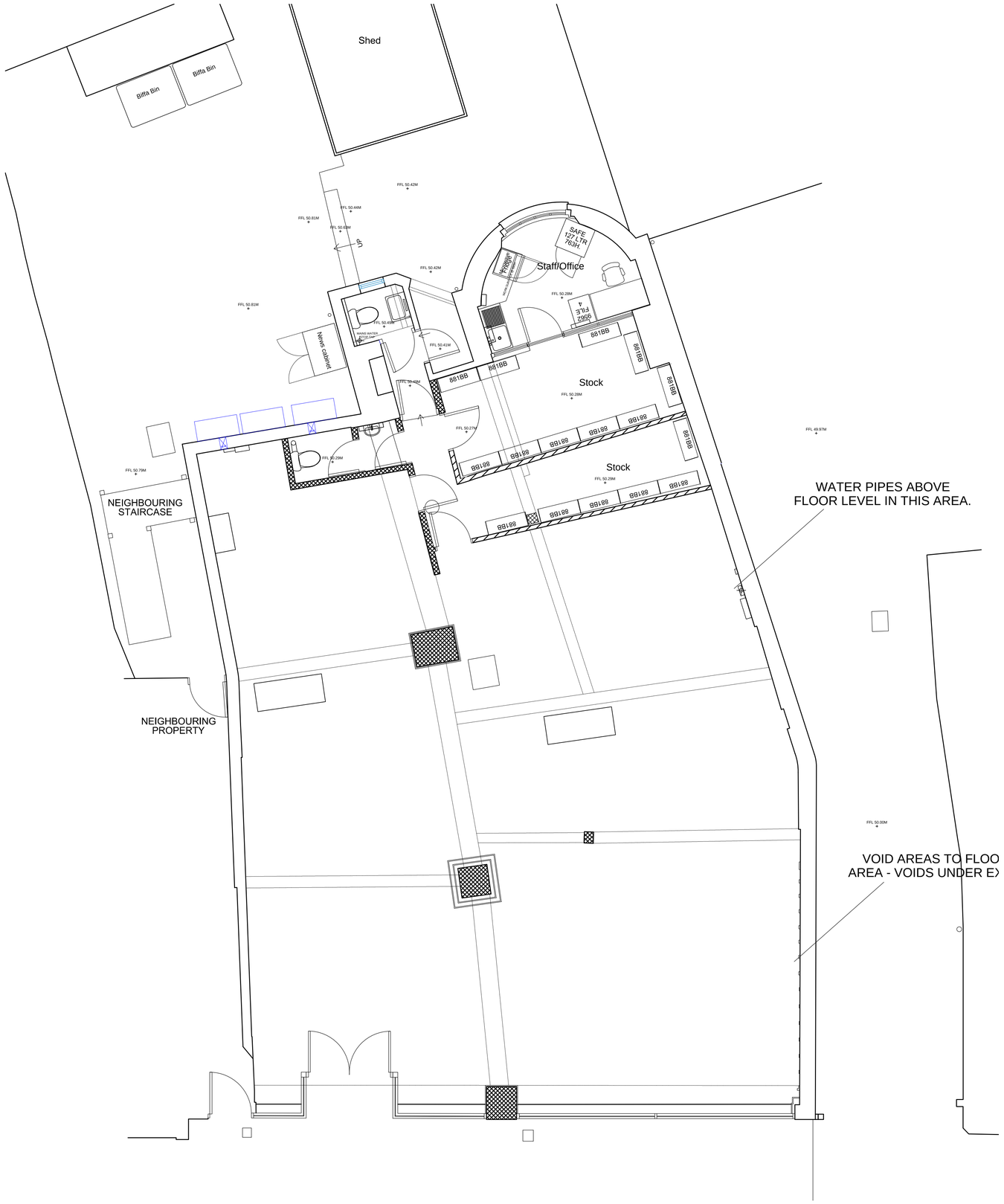

PROPOSED FEASIBILITY

SCALE 1:50

schedule of areas

floors	sales	stock	other areas
sub-basement			
basement			
ground	m sq.	m sq.	m sq.
mezzanine			m sq.
first			m sq.
second			
third			
totals	m sq. sq. ft.	m sq. sq. ft.	m sq. sq. ft.

% STOCK TO SALES RATIO

notes

This drawing to be read in conjunction with all relevant consultants, sub-contractors and specialists drawings.

All dimensions and levels are to be checked on site before any construction begins and any discrepancies are to be reported to the relevant Project Manager.

Partial Service : Any descrepancies or any other information are to be advised to the relevant Project Manager and direction sought before the implementation of the detail.

Rev. No	Date	Revision

Business

WHSmith UK RETAILING

Site Address

6 HIGH STREET
HUNGERFORD

Drawing Title

FEASIBILITY LAYOUT

Branch No	Site No	Scale	Sheet Size
4072		1/50	A1

Drawn by	Date	Checked by	Approved by
GjN	26.04.17		

DRAWING NUMBER:	Project No	Sheet No	Rev No	Status
	TBC	03		WD

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Retail













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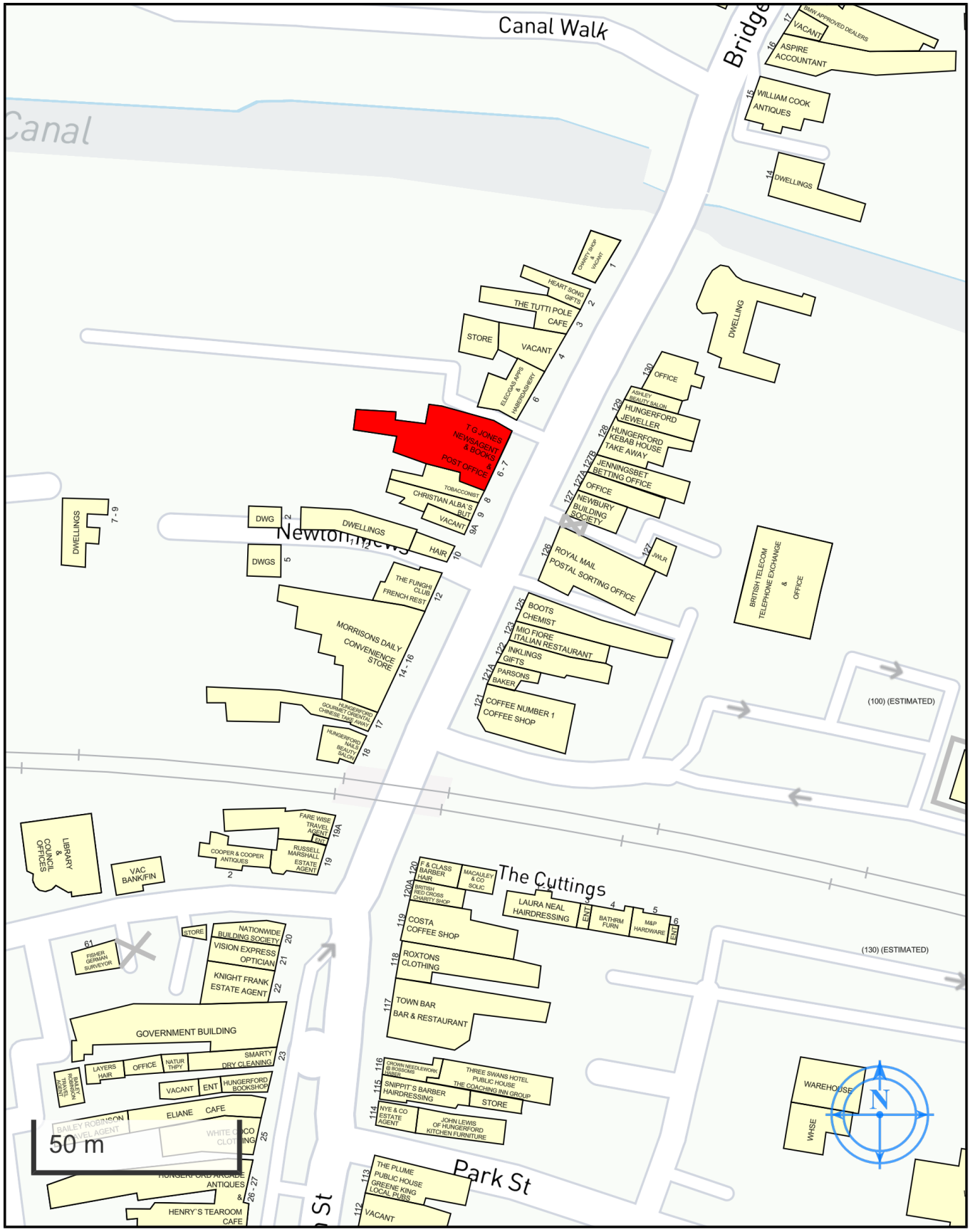
Hungerford (6-7 High Street)

Modified: 06-Oct-26 13:38:51 / Surveyed: 30-Jun-25



Ordnance Survey

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