



31A CHARNHAM STREET, HUNGERFORD RG17 0EJ

SELF-CONTAINED TWO STOREY OFFICE / BUSINESS PREMISES

**WITH POTENTIAL FOR RESIDENTIAL CONVERSION UNDER EXISTING
PERMITTED DEVELOPMENT RIGHTS**

FREEHOLD FOR SALE WITH VACANT POSSESSION

2,061 sq ft / 191.47 sq m



**STEPHEN
KANE & COMPANY**
DELIVERING EXCELLENCE SINCE 1992

LOCATION

31A Charnham Street is a purpose-built commercial premises arranged over ground and first floors in a convenient position close to the centre of Hungerford in West Berkshire. Hungerford is well connected with access to the M4 (3.5 miles to the north) and frequent mainline rail services to London Paddington, Newbury & Reading from Hungerford station (within a 10-minute walk). Hungerford High Street provides a range of local amenities including cafes, independent shops, national retailers and services.

This detached self-contained building is in the main commercial area and is adjacent to an established residential area. Nearby businesses include; NFU Mutual & Screwfix. The building benefits from natural light on 2 sides and is surrounded by a yard with parking for approximately 10-15 cars. The property may be suitable for re-development / alternative uses under existing permitted development rights.

The offices are configured on the ground and first floors in an open plan format with two partitioned areas for meeting rooms / private offices. There is a kitchen area & WC on the ground floor and additional WCs and kitchenette on the first floor.

TENURE

Freehold for sale with vacant possession

PRICE

Guide price available on application

ACCOMMODATION

The property is arranged on the ground and first floors with the following net internal floor areas:

Ground floor:	998 sq ft	92.72 sq m
First floor:	1,063 sq ft	98.76 sq m

RATES (2026/27)

Rateable value:	£31,250
Rates payable (UBR multiplier: £0.432):	£13,500

All interested parties should verify the business rates with the relevant local authority. (West Berkshire Council) www.westberks.gov.uk

EPC

An EPC will be made available upon request.

LEGAL COSTS

Each party to be responsible for its own legal and professional costs.

PLANNING

The property may be suitable for alternative uses / development potential under existing permitted development rights. The property is in an Area of Outstanding Natural Beauty and in the Hungerford Conservation area. Interested parties are requested to make their own enquiries with West Berkshire Council.

VAT

VAT will be charged at the appropriate rate, if applicable

VIEWING

By appointment with sole agents Stephen Kane & Company.
Tel: 020 7224 0101 | www.stephenkane.co.uk

CONTACT

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