



To Let

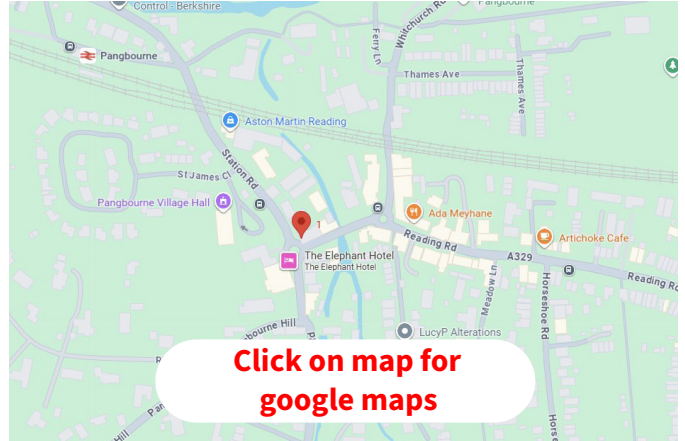
1 High Street, Pangbourne RG8 7AE

- 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
Rates Payable (2026)	£7,926.50 p.a.

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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Transaction



Management



Advice

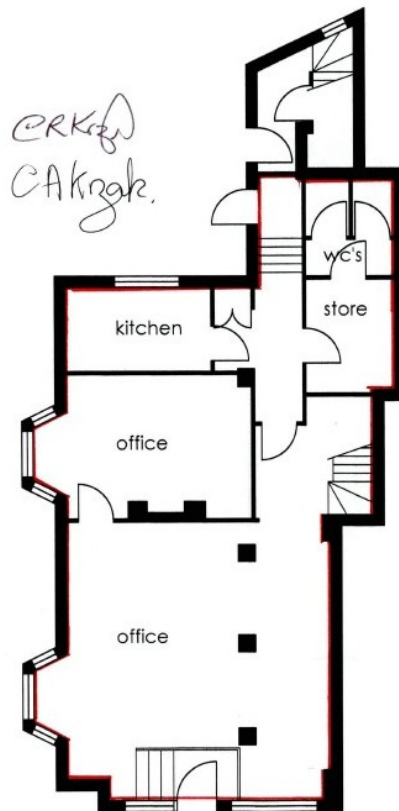
Lease code

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

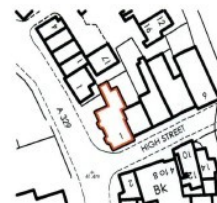
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ILLUSTRATIVE FLOOR PLAN :



Ground Floor Plan

(approx. scale 1:100)



Location Plan

(scale 1:1250)

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Rev	Description	Date
AMENDMENT RECORD		
Site/Project : 1 HIGH STREET PANGBOURNE READING, RG8 7AE		
Drawing Title : LOCATION & FLOOR PLANS		
		
Suite 02 42 Hartman Road Reading RG30 1EA		Telephone : 01189 345 325 07854 428 405 www.oakleaf.co.uk
Scales : 1:1250 & 1:100 @ A3 size		
Drawn : AMC		Date : Mar 2013
Title : LEASE PLAN		
Project ID : A13/26		
Drawing No : AD/01	Revision :	

sheet size - A3 (420 x 297mm)