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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

For Sale - Industrial/Office/Storage



Unit 3 Fairview Works, Newtown Road, Henley-on-Thames, Oxon RG9 1HG

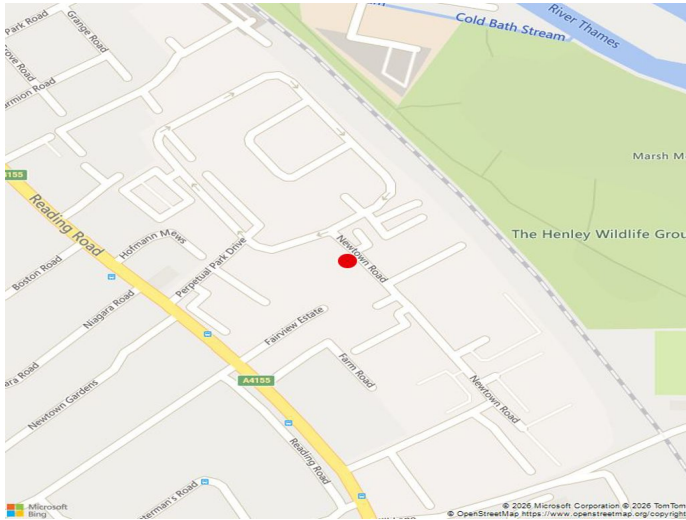
891 sq ft (82.77 sq m)

£130,000 for the freehold

SIMMONS & SONS

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Location



Henley-on-Thames, famous for the Henley Royal Regatta and Henley Festival held each July, is one of the most scenic Thames Valley towns. It has an established commercial centre with excellent retail and leisure facilities.

Description

Freehold office/workshop/industrial unit on the established Newtown Industrial Estate within a walk of Henley town centre.

Unit 3 consists of a ground and first floor with separate kitchen and wc facilities. Ideal for a small showroom space or small workshop/studio.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	558	51.84
First Floor	333	30.94
Total Area	891	82.77

EPC

The EPC rating for this property is D.

VAT

VAT is NOT applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Terms

Available freehold at £130,000 (owners have a share of the freehold interests).

Business Rates

Rateable Value : £10,500

Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: commercial@simmonsandsons.com

Code for Leasing Business Premises

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: [RICS](http://www.rics.org)

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