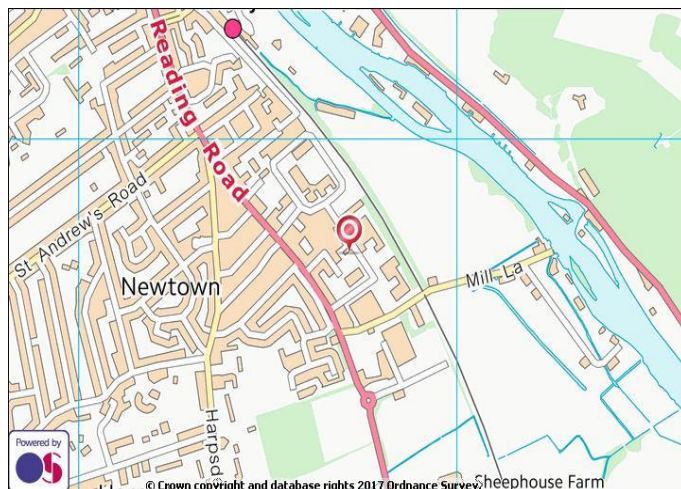
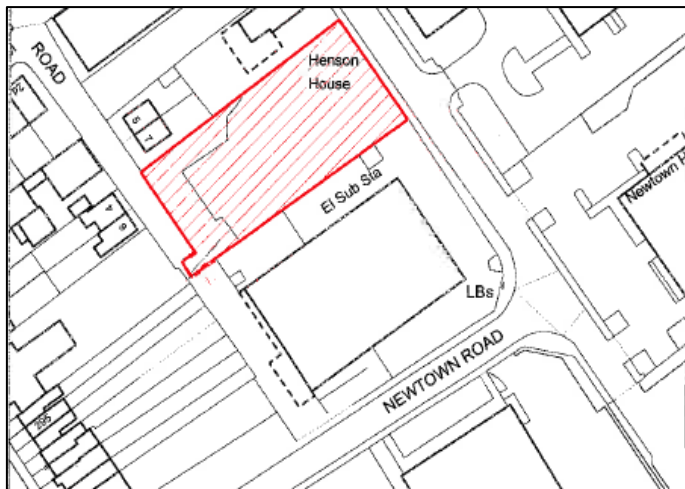


FOR SALE - HENLEY ON THAMES

Newtown Road Henley Oxon RG9

DEVELOPMENT SITE APPROXIMATELY 0.17 HA (0.42 ACRES).

Deriaz Slater
COMMERCIAL PROPERTY CONSULTANTS



DESCRIPTION

The property comprises a self-contained rectangular partially fenced site extending to approximately 0.17 hectares (0.42 acres). The site is level and has been hard surfaced which is currently being used to store cars and other vehicles. Access is afforded from both Newtown Road and at the front and Farm Road to the rear. Please note that there is a right of way along the right-hand flank boundary to an adjoining property.

LOCATION

Situated to the west of Henley town centre on the Reading Road Industrial Estate.

PLANNING

Planning permission has recently been granted (approval no P15/S3637/FUL) for the erection of a self-contained single-storey warehouse building with 3-storey frontage comprising stores and offices to provide a total floor area of 14,000 sq. ft. (1300 sq. m.) The site is within an area that has recently been adopted in to the Henley and Harpsden Neighbourhood plan. The policies for the estate are that it will continue to be the primary employment area within Henley.

TERMS

Freehold for sale with vacant possession and with the benefit of the current planning consent. Offers invited in excess of £875,000.00.

RATES

Rateable value 2010 circa £ 17,000 pa. Prospective tenants are requested to make their own enquiries regarding the actual rates payable with Wycombe District Council.

EPC RATING

Not applicable

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

By prior appointment through Sole Agents

Mark Potter

Deriaz Slater LLP

Tel: 01628 495500

Email: mpotter@deriaz.co.uk

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