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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Retail



23 Market Place, Henley-on-Thames, Oxfordshire RG9 2AA

1,687 sq ft (156.72 sq m)

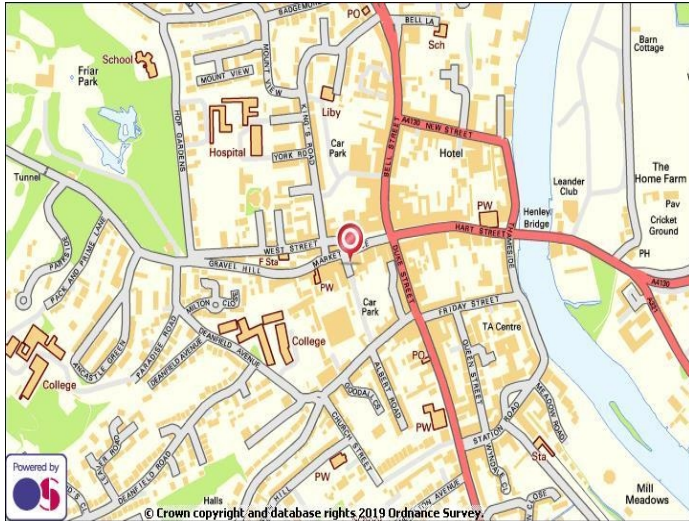
£42,000 per annum

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Location



Henley-on-Thames is a vibrant market town on the River Thames. The property is prominently located in Market Place, close to Greys Road car park and numerous independent and national restaurants and retailers.

Description

23 Market Place is an air-conditioned retail unit with A1 retail consent, centrally located overlooking Henley-on-Thames historic town centre Market Place which is partly pedestrianised. The property has been used as a cafe serving hot food prepared on the premises since 2002.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Accommodation

The accommodation comprises the following net internal areas:

| Floors | sq ft | sq m |
|----------------------|--------------|---------------|
| Ground Floor Retail | 698 | 64.84 |
| First Floor Storage | 331 | 30.75 |
| First Floor Storage | 229 | 21.27 |
| Second Floor Storage | 224 | 20.81 |
| Cellar Storage | 205 | 19.04 |
| Total Area | 1,687 | 156.72 |

EPC

Awaiting EPC.

VAT

VAT is payable in respect of this property.

Legal Costs

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

Terms

A new IRI lease for a term by arrangement.

Business Rates

Rateable Value : £32,500

Rates Payable : £15,632.50

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:

Oliver Quinn

Henley-on-Thames office

Tel: 01491 571111

Email: commercial@simmonsandsons.com

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32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Sherdon House
Reading Road
Sherfield-on-Loddon
RG27 0EZ
T: 01256 882200

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151