



**Bernard
Gordon &
Company**

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Ref: 1605



**Potential D1
Opportunity**

**High Visibility, Town
Centre**

Grade 11 Listed Unit

**35 Hart Street
Henley-on-
Thames
RG9 2AR**



High visibility, shop front unit situated in affluent Town Centre

Ground floor unit approx. 970 sq. ft. GIA (90m²)

Ideal for a number of D1 uses including education, training, medical, tuition, dentist health/clinic etc. STP

Henley-on-Thames railway station is approx. a 7-minute walk

To Be Let on a new F R & I lease for a term to be agreed

Offers are invited in the region of £26,000 per annum exclusive, subject to contract

Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Location

Henley is a market town in Oxfordshire and can be found in the beautiful Thames Valley region along one of the most scenic stretches of the River Thames. The town is picturesque with plenty to see and do. Henley Bridge sits proudly on the river and joins the town to the village of Remenham where the famous Henley Royal Regatta is held.

The unit is situated at the eastern end of Hart Street leading to the River Thames. It is in a prime high street location and is surrounded by a number of high-end cafes, restaurants, shops and other amenities.

Henley on Thames railway station is approximately a 7-minute walk from the unit.

The Property

Single fronted shop unit in a prominent position located on the high street. The available space comprises ground floor accommodation and was formerly used for retail purposes. The building is grade 11 listed with residential above.

It forms part of a terraced row of shops directly adjacent to Café Rouge and close to the Victorian style, beautiful St Mary's Church.

Total Gross Internal floor area approx. 970 sq. ft. GIA (90m²)

EPC

In hand

Planning

We have been advised that the unit currently has A1 use only. Offers for D1 subject to a change of use to be favorably considered. Ideal for D1 uses including education, training, medical, tuition, dentist etc. Any interested applicant is advised to consult Henley-on-Thames Town Council regarding specific occupational requirements. We have been advised the council have verbally given a favourable response to a change of use to D1.

VAT

I am advised the property is NOT elected for VAT purposes

Rent

New F R & I lease to be agreed; Offers are invited in the region of £26,000 per annum exclusive. Subject to contract

Rating

TBC

Costs

Each party to be responsible for their own legal and professional costs

Holding Deposit

Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3000. This deposit is not refundable except if the vendor/landlord withdraws, clear title cannot be proved, or the tenant's references are not acceptable to the landlord. In addition the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after an unreasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion

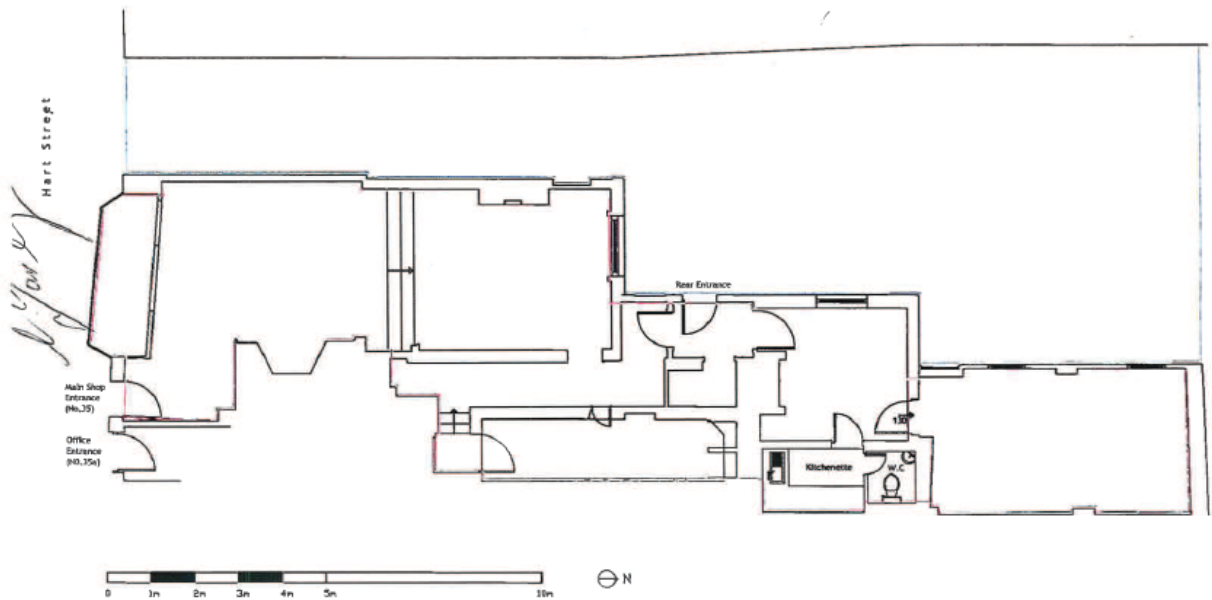
Inspections strictly by appointment only, please contact:

Ben Wallis

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Shop Floor Plan - Ground Floor

[illegible]