HENLEY-ON-THAMES - 35 Hart Street RG9 2AR

Attractive Shop to Let

LOCATION

This shop is situated in a first class position towards the eastern end of Hart Street leading to the River Thames- being adjacent to **Café Rouge**, opposite **Hart Street Tavern** and with other nearby occupiers including a wide range of high class independent retailers complimenting the multiple retailers in the town centre including the likes of **Joules**, **JoJo Maman Bébé**, **Mint Velvet**, **White Stuff**, **Rohan** and **Waitrose**.

The town benefits greatly from an influx of visitors for the world famous Henley Royal Regatta and is the key shopping destination for a highly wealthy catchment population.

LEASE

A new lease is available on effective full repairing basis for a term of 10 years subject to 5 yearly upward only rent review.

ACCOMMODATION

The shop comprises the ground floor of a Grade II Listed Building with the following approximate floor areas:-

Ground Floor Sales	44.2 sq m	475 sq ft
Ground Floor Ancillary	22.5 sq m	245 sq ft
Ground Floor Store	23.3 sq m	250 sq ft

RENT

£26,000 per annum exclusive.

RATES

The VOA website lists the Rateable Value as £20,500

No business rates are payable for the year to 31st March 2021.

Interested parties must verify RV with VOA and with South Oxfordshire District Council regarding actual rates payable.

EPC

To be confirmed.
NB. No EPC required for a Listed Building where the minimum energy performance requirements would unacceptably alter it.

VAT

All rents and prices are exclusive of any VAT that may be payable.

CONTACT

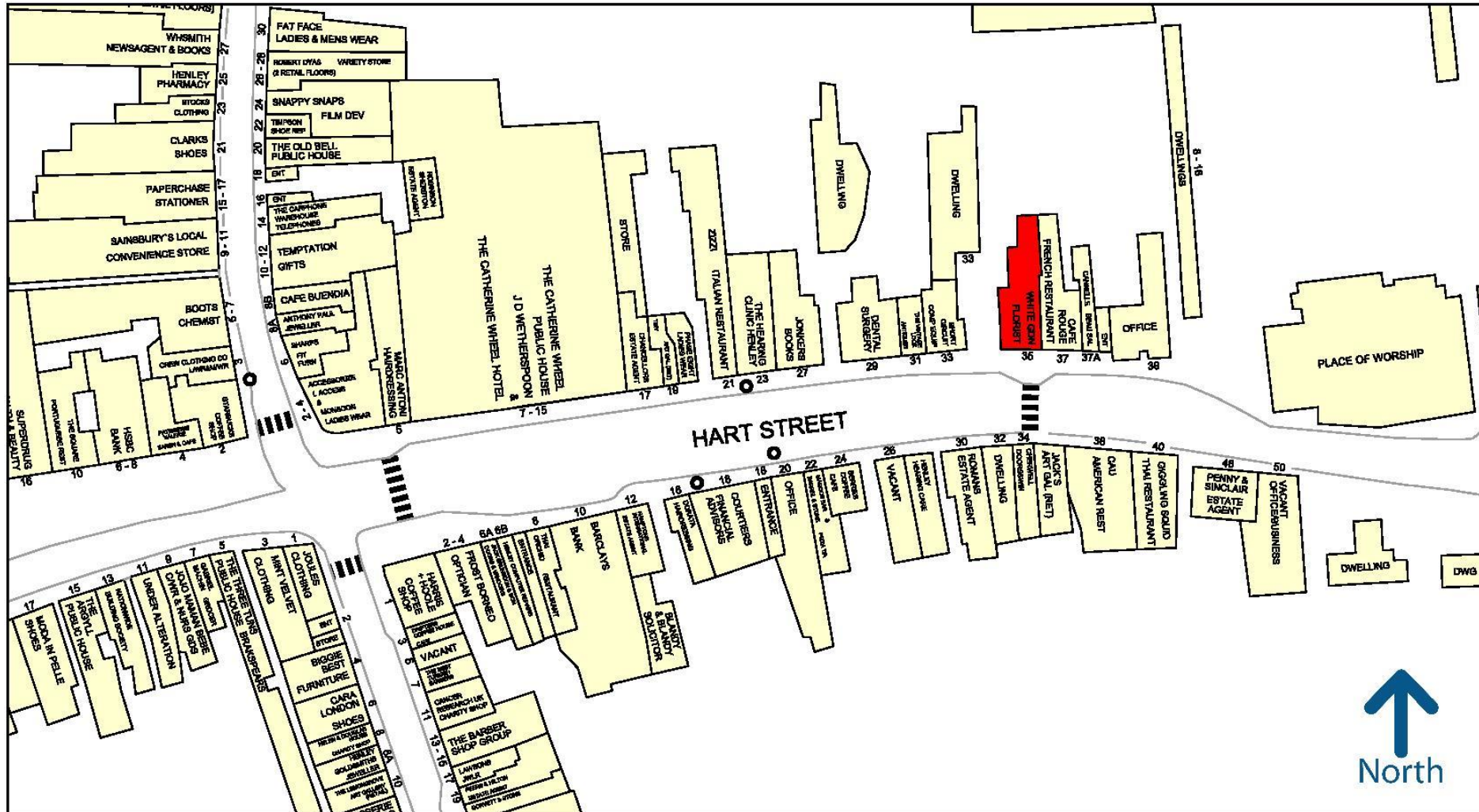For further information ,plans and inspections please contact:

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Email: mark.tindale@johnsonfellows.co.uk

Henley-on-Thames

experian.

WHSMITH NEWSAGENT & BOOKS

FAT FACE LADIES & MENS WEAR

ROBERT DYAS VARIETY STORE (2 RETAIL FLOORS)

HENLEY PHARMACY

STOCKS CLOTHING

SNAPPY SNAPS FILM DEV

TIMPSON SHOE REP

CLARKS SHOES

THE OLD BELL PUBLIC HOUSE

PAPERCHASE STATIONER

THE CARPHONE WAREHOUSE TELEPHONES

SAINSBURY'S LOCAL CONVENIENCE STORE

TEMPTATION GIFTS

BOOTS CHEMIST

CAFE BUENDIA

ANTHONY PAUL JEWELLER

GREEN CLOTHING CO LAWNMAWR

SHARPS

FIT FURN

MARC ANTONI HAIRDRESSING

ACCESSORIES L ACCESS

MONSOON LADIES WEAR

THE CATHERINE WHEEL PUBLIC HOUSE
J D WETHERSPOON
THE CATHERINE WHEEL HOTEL

STORE

ITALIAN RESTAURANT

THE HEARING CLINIC HENLEY

JONKERS BOOKS

DENTAL SURGERY

DWELLING

DWELLING

CAFE ROUGE FRENCH RESTAURANT

WHITE GDN FLORIST

OFFICE

DWELLINGS
8 - 16

PLACE OF WORSHIP

HART STREET

SUPERDRUG

PORTUGUESE REST

HSBC BANK

JOULES CLOTHING

HART VELVET CLOTHING

HARRIS COFFEE HOUSE

FROST BURRELD OPTICIAN

BARCLAYS BANK

COURTERS FINANCIAL ADVISORS

OFFICE

ENTRANCE

BLUNDY & BLANDY SOLICITOR

ROMANS ESTATE AGENT

DWELLING

JACK'S ART GAL (RET)

CAU AMERICAN REST

GIGGLING SQUID THAI RESTAURANT

PENNY & SINCLAIR ESTATE AGENT

VACANT OFFICE/BUSINESS

DWELLING

DWG

MODA IN PELLE SHOES

THE ARGYLL PUBLIC HOUSE

THE THREE TUNS PUBLIC HOUSE

UNDER ALTERATION

JOJO MAMAN BEBE CHWR & NURS GDS

BRASSERIE

BIGGIE BEST FURNITURE

CARA LONDON SHOES

VACANT

THE BARBER SHOP GROUP

CANCER RESEARCH UK CHARITY SHOP

North

50 metres

Experian Goad Plan Created: 16/04/2020
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For more information on our products and services:
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