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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Retail



5 Friday Street, Henley-on-Thames, Oxfordshire RG9 1AN

1,068 sq ft (99.22 sq m)

£20,000 per annum

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Location



Henley on Thames, famous for the Henley Royal Regatta and the Henley Festival held each July is one of the most scenic Thames Valley towns, and has a well-established and thriving town centre with excellent retail and leisure facilities. Henley is approximately 35 miles west of London and is readily accessible from both the M4 and M40 motorways and Heathrow Airport. Trains from Henley to London (Paddington) take approximately 45 minutes.

Description

5 Friday Street comprises a ground floor, lock-up retail unit with upper parts within an attractive Grade II listed building. The upper parts consist of three separate rooms over first and second floors which are presently being used as office and storage space.



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	680	63.17
First and Second Floors	388	36.05
Total Area	1,068	99.22

EPC

EPC not required.

VAT

VAT is not payable in respect of this property.

Legal Costs

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

Terms

Quoting rent: £20,000 per annum.

A new FRI lease for a term by arrangement.

Business Rates

Rateable Value : £11,750

Rates Payable : £5,651.75

Effective from 1st April 2017.

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:

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