

Henley-on-Thames

FREEHOLD
FOR SALE

Prime mixed retail
and residential
property

29-31 Duke Street
Henley on Thames
RG9 1UR

2 lock up retail units
with 2 x 2 bed
apartments above.

Rent £57,100 pa



Henley-on-Thames

29-31 Duke Street, Henley-on-Thames RG9 1UR

Location

The property is situated in a prime retail location in the town centre on the east side of Duke St close to the junction with Market Place and Hart Street.

Description

The terraced property comprises two lock-up retail units with 2 x 2 bedroom apartments above on first and second floors. The Grade 2 Listed building is of brick construction (with painted rendered front façade) under a pitched tiled roof. Each apartment has modern combination boilers providing gas fired central heating to radiators, modern kitchen appliances and heat/smoke detection sensors.

Accommodation

29 Duke St ground floor retail	860 sq ft
	WC
31 Duke St ground floor retail	100 sq ft
	WC
Basement kitchen/store	80 sq ft

31A Duke St: Apartment Living room kitchen 2 bedrooms and bathroom. Gas fired central heating.

31B Duke St: Apartment Living room kitchen 2 bedrooms and bathroom. Gas fired central heating.

Energy Performance certificates

29 Duke St:	Rating C valid until Feb 2031
31 Duke St:	Rating D valid until Feb 2031
31A Duke St:	Rating C valid until Aug 2032
31B Duke St:	Rating C valid until Nov 2032

Tenancies

29 Duke St let to LM50 Ltd with a tenant guarantor for term of 6 years until March 2027 at a rent of £24,000 pax, on effectively full repairing and insuring terms. There are annual tenant breaks in March 2024, 2025 & 2026.

31 Duke St let to Gelato Henley Ltd with personal guarantors for term until Feb 2026 at a rent of £10,000 pax on effectively full repairing and insuring terms. There is a tenant break option in 2024.

31A Duke St AST to Aug 2024
Rent £1050 pcm
31B Duke St AST to May 2024
Rent £875pcm

Total rent £57,100 pa

VAT

VAT is not payable in respect of this property.

Legal Costs

Each party to be responsible for their own legal costs.

Terms

Freehold available subject to existing residential ASTs.

Proposal

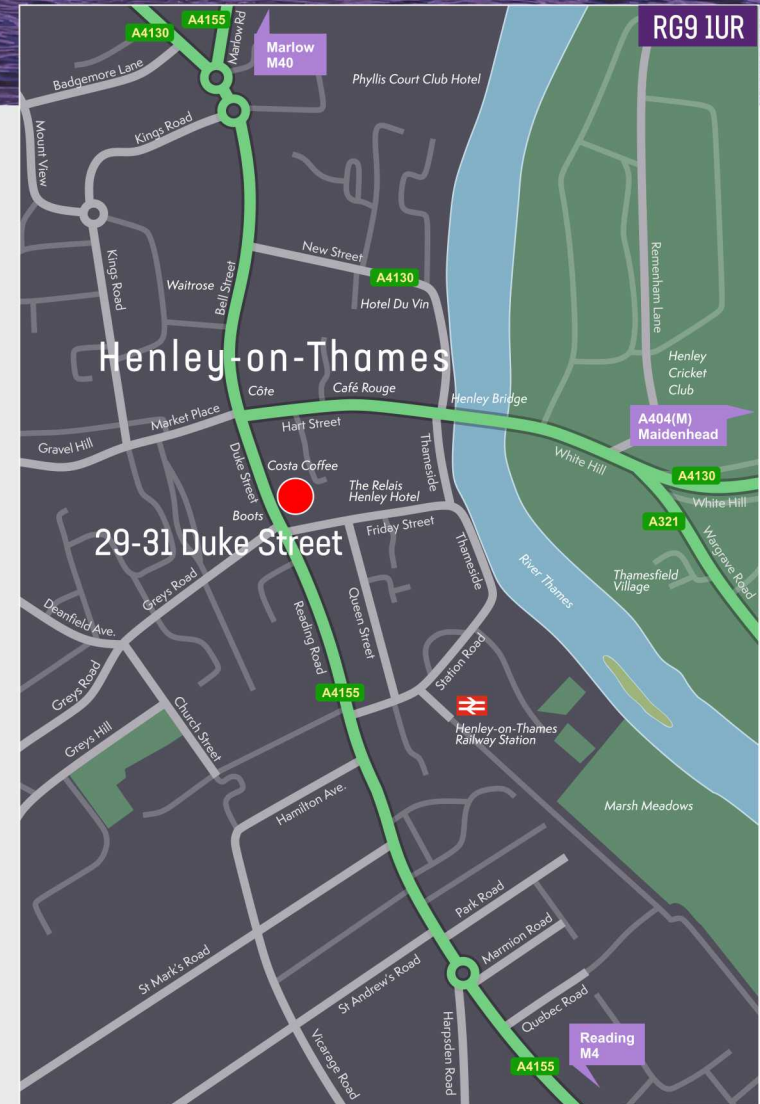
Price on application.



Destination	Miles
Henley Station	0.3
A404 (M)	6.0
Reading	7.1
M4 Junction 8	9.6
Maidenhead	8.8
M40 Junction 4	11.9
Heathrow	23.2
Central London	37.8

Viewings

Strictly by appointment
with sole marketing agents
Kempton Carr Croft:



Paul Deriaz

E: paul.deriaz@kemptoncarr.co.uk
T: 01628 771221
M: 07802 953575

