

# Café Unit To Let

## 48 Market Place

Henley on Thames – RG9 2AG

The logo consists of a solid grey square with the letters 'BWP' in a light blue, sans-serif font centered within it.

BWP

# Former Cafe Unit To Let – 947.59 sq ft (GIA)

48 Market Place, Henley on Thames, Oxfordshire, RG9 2AG

**ASKING RENT £27,500 pa**



## Summary:

- An opportunity to lease a former Café & Childrens Soft Play, in central Henley.
- The property is located in Market Place directly behind Henley Town Hall.
- Ideal for a range of uses under Class E.
- License To Serve Alcohol
- Elected for VAT.

We are instructed to offer the unit by way of a new full repairing and insuring lease for a term to be agreed.

**Asking rent of £27,500 pa (excl)**

# 48 Market Place, Henley on Thames, Oxfordshire, RG9 2AG

## ASKING RENT £27,500 pa

### Location:

The Property is located on the Western side of Market Place directly behind the Henley Town Hall. There are many national occupiers located near by including WH Smith, Robert Dyas, White Stuff & Starbucks.

Henley is a historic and affluent market town located on the River Thames in South Oxfordshire, popular with families and London commuters alike.

### Description:

The property consists of a 1253 sq.ft Class E commercial unit formally run as a Children's Soft Play & Café. The property which is over Ground Floor and Basement, is fitted out for use as a Café and benefits from air conditioning.

### VAT:

The property is elected for VAT.

### Areas:

<b>Retail</b>	<b>88.56 m2</b>	<b>(947.59 sq ft)</b>
<b>Basement</b>	<b>28.59 m2</b>	<b>(306 sq ft)</b>
<b>Total GIA</b>	<b>117.15 m2</b>	<b>(1,253 sq ft)</b>

NB. Information provided by the Vendor, not measured by BWP Commercial Property.

### Term:

The unit is being offered by way of a new full repairing and insuring lease for a term to be agreed.

### Asking rent of £27,500 pa

(exclusive of Business Rates, VAT and Insurance).

### Planning:

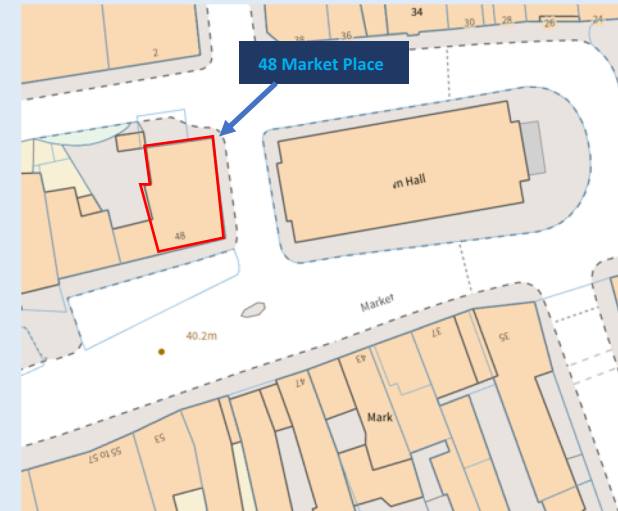
The property currently has Class E(b) use and would be suitable for a number of uses within Class E.

### EPC:

EPC certificate and report available on request.

### Business Rates:

The unit has a ratable value of £18,000. For rates payable the tenant should make their own enquiries with the local authority.



NB. The plan is for identification only. © Crown Copyright OS 0100055500





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