

Commercial Unit To Let

Old Billiard Room, Shiplake Memorial Hall

Henley-on-Thames – RG9 4DW

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

BWP

Commercial Unit To Let – 822 sq ft (NIA)

Old Billiards Room, Shiplake Memorial Hall, Henley-on-Thames RG9 4DW

ASKING RENT £19,500 pa



Summary:

- An opportunity to lease a 822sq ft self-contained commercial unit in Shiplake Cross, near Henley-on-Thames.
- The property is located next to Shiplake Memorial Hall, Shiplake Cross, 10 minutes drive from Henley-on-Thames
- Ample onsite parking
- Recently refurbished commercial unit, with kitchen and meeting space.
- Suitable for a number of uses within Class E, including office and indoor recreation.
- Not elected for VAT.

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

Asking rent of £19,500 pa (excl)

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Location:

The Property is located next to Shiplake Memorial Hall, about 10 minutes drive from the center of Henley.

Shiplake Train station is approximately 25 minutes walk away, which is on the Henley to Twyford line. Henley is 5 minutes by train and Twyford connects with the main line to London.

Description:

The property consists of a 653 sq ft main room, which has been newly refurbished including new lighting, and a 168 sq ft Kitchen and meeting space. The property has its own separate access.

There is ample onsite parking.

VAT:

The property is not elected for VAT.

Areas:

Net Internal Area 76.37 m2 (822sq ft)

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 £19,500 pa
(exclusive of Business Rates and Insurance).

Planning:

The property currently has Class E use and would be suitable for a number of uses within this class, including office and indoor recreation.

EPC:

EPC available upon request.

Service Charge:

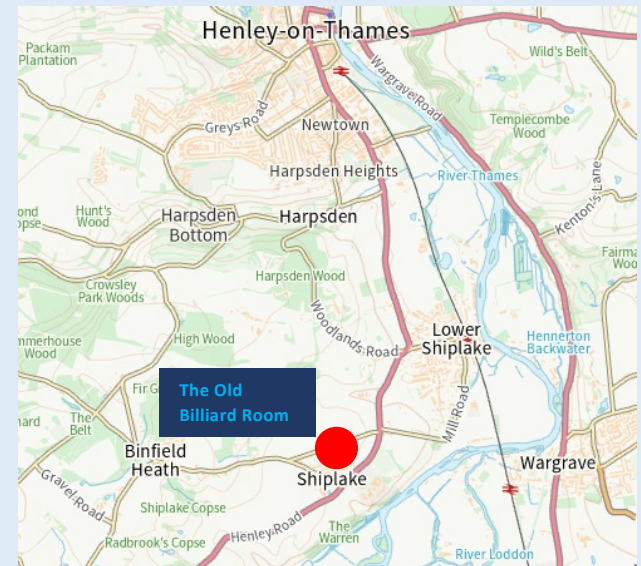
No service charge payable.

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Further Information:

For further information or an appointment to view, please contact:

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