



# Freehold Investment For Sale

71 Reading Road

Henley on Thames – RG9 1AX

BWP

# Freehold Investment for Sale

71 Reading Road, Henley-on-Thames RG9 1AX

ASKING PRICE £450,000 (excl)

BWP



## Summary:

- An opportunity to acquire the Freehold interest of this c.765 sq ft mixed use property in Henley-on-Thames.
- The property is in a corner parade of shops on Reading Road, close to the river, and train station.
- The property consists of a retail unit let to a florist, on a lease expiring 16 August 2028.
- The first floor consists of a two-bedroom maisonette, which is let on an AST, expiring 4 January 2025.
- Not elected for VAT.
- Total Rental income of £26,100 pa (excl). Increasing to £26,600 pa from 17 August 2024.

**We are instructed to offer the Freehold interest in the property for sale, subject to contract.**

**Guide Price £450,000 (excl)**

# 71 Reading Road, Henley-on-Thames RG9 1AX

## ASKING PRICE £450,000 (excl)

### Location:

The property is located in a parade of shops on the corner of Reading Road and Station Road. Close to the river and Henley Train Station.

Henley-on-Thames is a vibrant market town on the River Thames. It has an abundance of independent shops, a selection of national chains and a thriving range of restaurants, bistros, cafes, and pubs.

### Description:

The property consists of a ground floor retail unit, which extends to c.243 sq ft. The tenant also leases the next-door unit (69 Reading Road) and the units are connected internally via an archway.

The residential unit is a 2-bed maisonette which has been recently refurbished. The unit has its own separate entrance around the back of the property. The unit has been let fully furnished.

### EPC:

The Retail unit has an Energy Rating of C.  
The residential unit has an Energy Rating of C.  
Certificates and reports available upon request.

### VAT:

Not elected for VAT.

### Tenancies:

The retail unit is let on a 10-year lease from 17 August 2018 expiring 16 August 2028. There are tenant only break options on the 3rd and 6th anniversary of the lease, with 6 months' prior written notice. Outside the provisions of the Landlord and Tenant Act 1954.

The residential unit is let on an AST expiring 4th January 2025.

Total Rental income as of 17 August 2024 £26,600 pa Excl.

### Business Rates:

The Rateable Value of the retail unit is £8,600. For rates payable enquiries should be made direct with the Local Authority. Small business rates relief may be applicable.

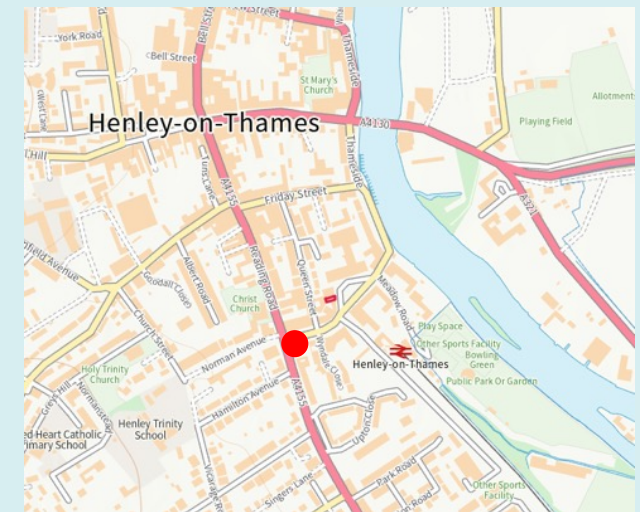
**Title No:** ON205669

### Proposal:

**We are instructed to offer the Freehold for sale at a Guide Price of £450,000 exclusive of VAT. Subject to Contract.**



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

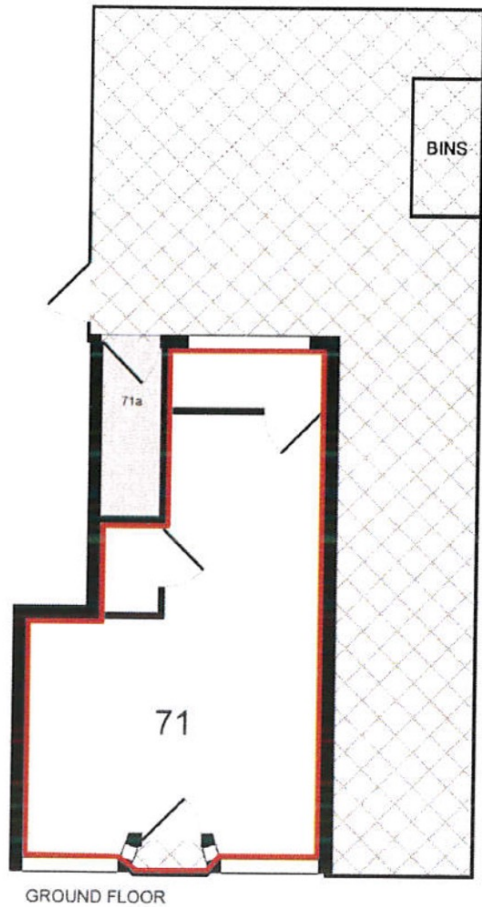


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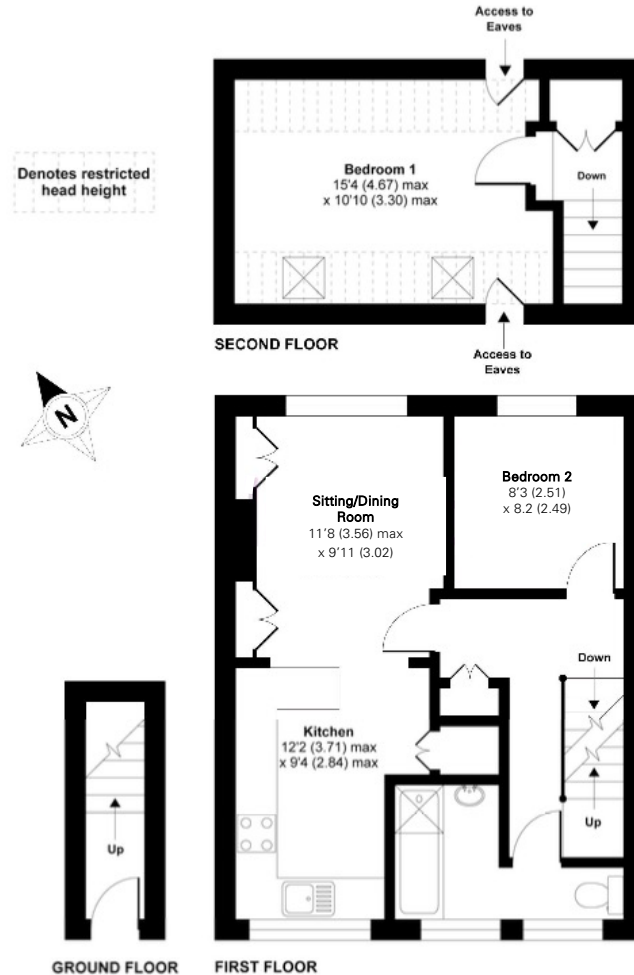
## ASKING PRICE £450,000 (excl)

Retail Unit Ground Floor:



NB. The plan is for identification only. Not to Scale.

Residential Unit First & Second Floors:



NB. The plan is for identification only. Not to Scale.

### Areas:

Net Internal Area:

Retail Unit: 22.6 sqm (243 sq ft)

Residential Unit: 48.5 sqm (522 sq ft)

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

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## Further Information:

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