

Central Courtyard Office For Sale

23 Old Brewery Lane

Henley-on-Thames – RG9 2DE

BWP

Central Courtyard Office For Sale – 1,040 Sq.ft

23 Old Brewery Lane, Henley-on-Thames, RG9 2DE

Asking Price £595,000 excl – Long Leasehold



Summary:

- The opportunity to buy the Long Leasehold interest (180 years unexpired) of an office suite in the former Brakspears Brewery site in central Henley-on-Thames.
- Within a short walk of the River, Station and High Street.
- 1,040 sq ft (GIA) over ground and mezzanine.
- Vaulted ceiling working space, modern high-quality kitchen, with W.Cs and shower facilities. Air Conditioned and perimeter trunking.
- 2 Designated underground secure parking spaces.
- Elected for VAT

Guide Price £595,000 excl
For the Long Leasehold Interest.

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Location:

The office lies within the former Brakspear Brewery redeveloped in 2007, accessed from New Street. A short walk from the River Thames and Town Centre. Henley. Henley train station is 0.3 miles away.

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. Famous for the world-renowned Henley Royal Regatta and Henley Festival.

Henley benefits from good transport links to both the M4 (J8/9) and the M40 (J6) and has the addition of regular train services to London Paddington, with an average time of 45 minutes at peak times

Description:

The office provides air conditioned ground floor and mezzanine accommodation. There is a fitted kitchen, W/Cs, shower and perimeter trunking.

The property has many period features with good floor to ceiling height and exposed timber beams.

The office benefits from 2 designated secure car parking spaces (No.s 10 & 11).

Areas:

Ground Floor:	65.66 sqm.	707 sq ft.
Mezzanine:	21.74 sqm.	234 sq ft.
W/C & Shower:	9.18 sqm.	99 sq ft.
TOTAL	96.6 sqm.	1,040 sq ft.

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

Leasehold Interest:

The Long Leasehold was granted for 199 years from 25th March 2005 (180 years unexpired). There is a rent payable of £800 per annum (excl) until the end of the Term. Effective full repairing and insuring lease. Copy of the lease available upon request.

Leasehold Title: ON280681

Service Charge

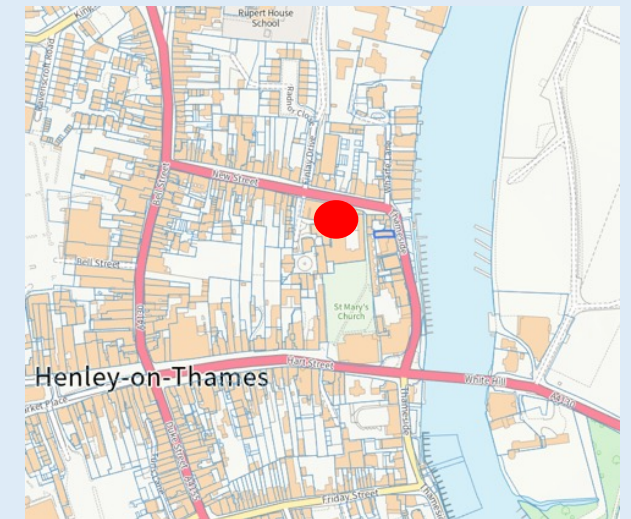
Current annual budget of £1,104. Including Estate charge and car parking.

Proposal:

We are instructed to offer the Long Leasehold interest for sale at an Asking Price of £595,000 exclusive of VAT. Subject to Contract. Inclusive of 2 parking spaces.



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23 Old Brewery Lane, Henley on Thames, Oxfordshire, RG9 2DE

Asking Price £595,000 excl



Planning:

The property currently has Class E(c) Use (office).

Business Rates

The Rateable Value of the retail unit is £18,000. For rates payable enquiries should be made direct with the Local Authority.

Timing:

Immediately available.

VAT:

The property is elected for VAT.

EPC:

TBC


Further Information:

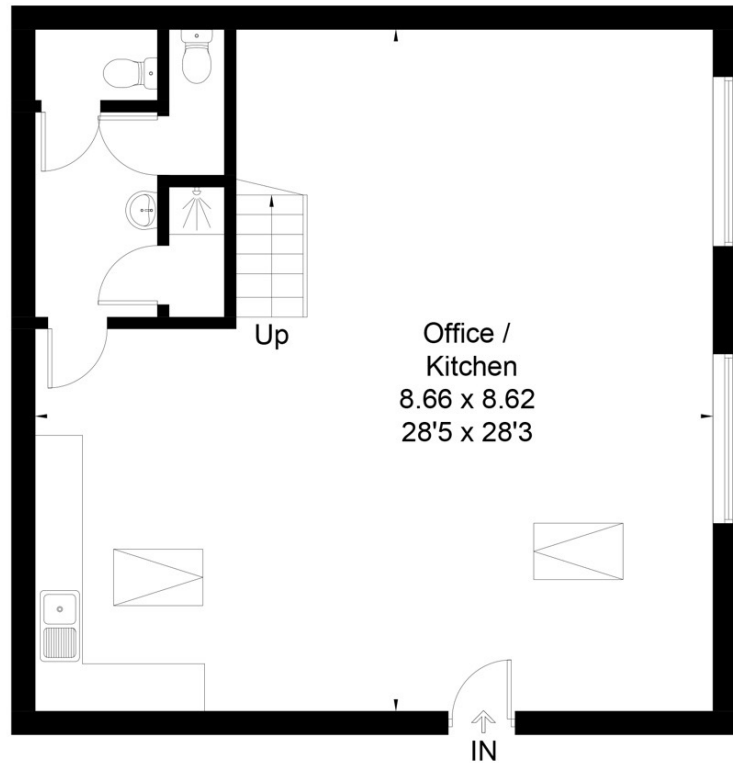
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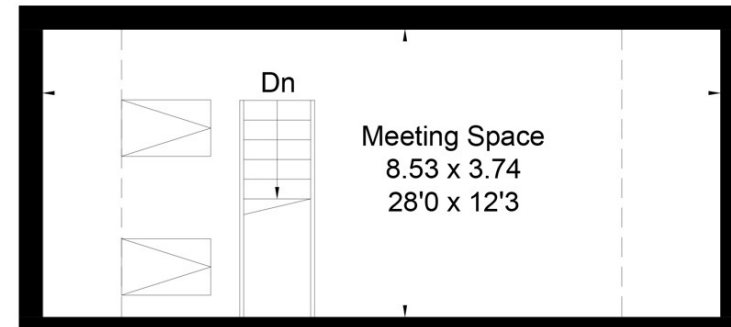
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Asking Price £595,000 excl



 = Reduced head height below 1.5m



Ground Floor



Mezzanine Level



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70409

The background image shows a wide river with a stone bridge featuring several arches. In the foreground, several ducks are visible on the water and on a paved bank. The sky is clear and blue. The overall scene is peaceful and scenic.

BWP

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