



Thameside, Henley-on-Thames, Oxfordshire

There are beautiful views across the River Thames from the apartment.



A fantastic mixed use property overlooking the River Thames.

13 - 15 Thameside comprises a cafe with stunning apartment on the two floors above and two newly built office units to the rear with secure gated courtyard parking.

Summary of accommodation

The Cafe

Extending to approximately 1546 sq ft
Customer seating area | WCs | Kitchen | Storage unit

The Apartment

Extending to approximately 2052 sq ft
Principal bedroom with en suite bathroom
Two further bedrooms with en suites | Living room
Kitchen | Utility room | Mezzanine floor/Study

Office Units

Each unit approximately 970 sq ft

Ground floor

Entrance hall | Kitchen | Cloakroom
Office space with balcony

First floor

Office 1 with balcony | Office 2 | Shower room

EPC

The Cafe - B | The Apartment - C | The Offices - A

Local Authority

South Oxfordshire District Council

Parking

Two parking spaces for The Cafe
Two parking spaces for The Apartment
Six parking spaces for the Offices
Three further parking spaces

Guide Price as a whole - £4,650,000

The Cafe - £865,000

The Apartment - £2,300,000

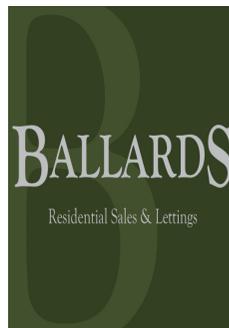
Offices - £1,250,000

Three non allocated parking space - £235,000



Knight Frank
20 Thameside
Henley-on-Thames
RG9 2LJ

henley@knightfrank.com



Ballards
30 Hart Street
Henley-on-Thames
RG9 2AU

henley@ballards-uk.com

The property

13-15 Thameside is situated within walking distance of Henley-on-Thames town centre and railway station.

The property extends to about 0.08 ha (0.2 acres) with a secure gated courtyard with parking for the various units.

The cafe is situated on the ground floor of the property. It comprises a customer seating area with a serving counter to the side, WCs at the rear and a large kitchen and preparation area.

The offices to the rear of the property provide two 2-storey units (built in 2017/18). They have entrance halls with a kitchen area, cloakroom and staircase. On the ground floor is an office area with doors to a decked balcony with a balustrade. On the first floor are two further offices, one with access to a balcony and a shower room.





The property (continued)

The superb three bedroom apartment is on the two floors above the Cafe. It is accessed via an entrance lobby with a staircase to the first floor into an entrance hall that leads to a spacious, open-plan living room/kitchen/dining area with bi-fold doors opening on to a beautiful veranda, giving fabulous views over the river. The high-specification fitted kitchen has granite worktops and a separate utility room. The living area has a vaulted ceiling and stairs to a mezzanine area, an ideal space for a study. There are three double bedrooms with en-suites; two have access to southwest-facing balconies with an external staircase leading directly to the car park.

The property can be available by way of purchase of the shares of the owning Single Asset Company, giving considerable stamp duty benefits to the purchaser.

Parking

Both the Cafe and the Apartment have two allocated parking spaces. The offices have three parking spaces available for each unit. There are an additional three parking spaces that are currently let independently to a local business.

Rents and Occupancy

The Cafe

- Rental income £50,000 pa
- Let for 15 years from 8 October 2022, with an initial rent of £50,000 per annum on a full repairing lease to the tenant. We understand that rent reviews are due in October 2027 and 2032. The tenant has a break clause in October 2028 with 12 months' notice. £15,000 deposit held.

The Apartment above the Cafe

- Rental income £72,000 pa
- Let under a Company Let for two years from December 2022 at a current rent of £72,000.00 pa. Personal Guarantee from Director.



Rents and Occupancy (continued)

The Offices

- Rental income £66,244 pa
- Let under a 10-year full repairing lease from 2018 at a rent of £33,122 per annum for each unit following a rent review in August 2023. Total rent now £66,244.00 pa.

The additional parking spaces

- Rental income £4,680 pa
- In addition to 10 car parking spaces allocated to the above properties - six with the office units, two with the apartment and two with the cafe - there are three further spaces, currently let to a local business for one year. From January 2024 at £4,680 p.a.

We recommend a solicitor verifies the understanding of the occupational arrangements at the Property.





Magnificent open plan living room with stunning views of the River Thames and Henley Bridge.

13-15 Thameside, Henley-on-Thames, Oxfordshire

Services

All mains services, including gas, electricity and water.

Situation

Henley-on-Thames is a highly sought-after riverside market town about 6.5 miles north-east of Reading and 7 miles west of Maidenhead. The town provides a good range of shopping, sporting and social facilities with Reading, Maidenhead and High Wycombe all within about 10 miles. Train services from Henley reach Paddington in under 1 hour and both the M4 (junctions 8/9) and M40 (junction 4) are about 9 miles away.

Directions (RG9 IBH)

From Henley office, proceed along Thameside, and after around 75 meters, the property can be found on the right-hand side.

Knight Frank

Henley

20 Thameside
Henley-on-Thames
RG9 2LJ
[knightfrank.co.uk](https://www.knightfrank.co.uk)

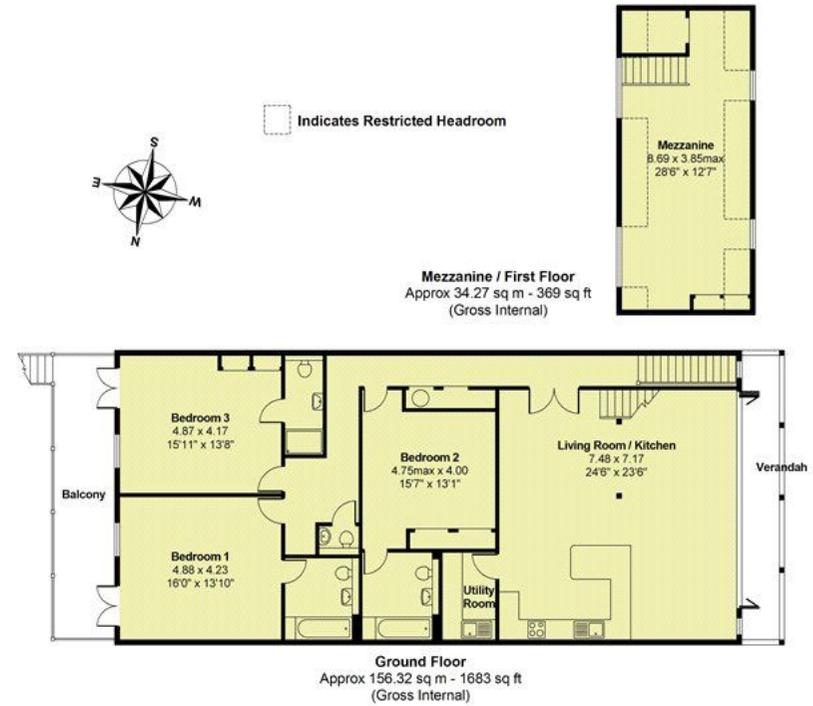
We would be delighted to tell you more

Nick Warner
01491 844901
nick.warner@knightfrank.com

Harry Ballard
01491 411055
harry@ballards-uk.com

NOT TO SCALE

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Floorplan of Apartment

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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