



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 stunning apartment on the two floors above a cafe 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

EPC

The Cafe - B | The Apartment - C

Local Authority

South Oxfordshire District Council

Parking

Two parking spaces for The Cafe
Two parking spaces for The Apartment

Guide Price as a whole - £3,400,000

The Cafe - £865,000
The Apartment - £2,300,000
Three non allocated parking space - £235,000

Please note the property is opted to tax (therefore VAT will be chargeable on the commercial elements).



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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.

Video tour link - <https://vimeo.com/1006598026/6b5b1c57e0>





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. 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.

Parking Three non allocated spaces

- Rental income £4,480 pa +VAT





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.

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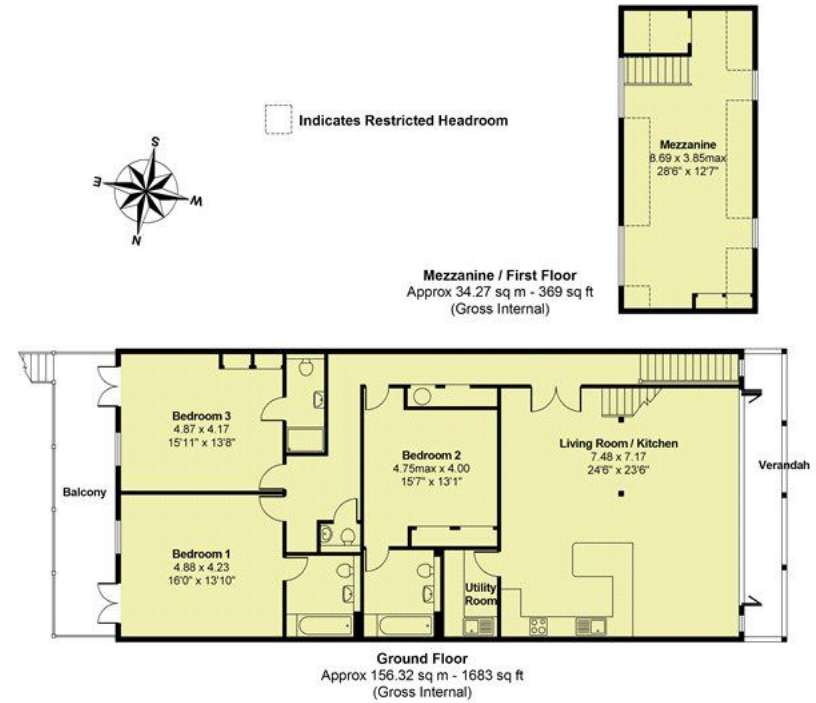
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NOT TO SCALE

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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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