



121 High Street, Ground Floor Offices,
Henley-in-Arden, Warwickshire B95 5AU
£16,400 Per Annum

In the central part of Henley High Street these ground floor offices / retail space is in a grade II listed building, it has the benefit of two allocated parking spaces to the rear. It has electric panel heating, its own small kitchen area, WC and rear utility storage room.

The former market town of Henley-in-Arden is well placed for easy access to major road and rail networks, with the M40 (J16) and M42 (J3A) motorways located just 3.5 miles and 5.5 miles respectively, and the railway station offering regular trains to Birmingham City Centre and Stratford-upon-Avon. In addition, the NEC and Birmingham Airport are within a half an hour's drive.

Sales Area One

20'8" x 13'5" (6.3m x 4.1m)

With central entrance door and windows to side

Office Area

8'10" x 8'6" (2.7m x 2.6m)

Stock / Fitting Room

10'2" x 16'8" (3.1m x 5.1m)

With metal casement door to carpark

Sales Area Two

10'5" x 23'3" (3.2m x 7.1m)

With window to High Street

Rear Hall

10'2" x 5'6" (3.1m x 1.7m)

With door to side drive

Galley Kitchen

3'7".x8'2" (1.1m.x2.5m)

WC

With low flush cistern

Stock / Utility Room

5'6" x 10'9" (1.7m x 3.3m)

With electric hot water heater

Additional Information

Rent: The landlord's have allocated for the property to be VAT registered and therefore VAT at the standard rate will be added to the rental figure.

Broadband:

Ultrafast broadband speed is available in the area, with predicted highest

available download speed 1000 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Business Rates:

The rateable value is £6,700.

Tenure:

The landlords are offering a lease of 6 years on FR&I terms with a rent review at the end of the first year.

Costs:

The prospective tenant is to bear the landlord's reasonable legal costs (TBC) and agent's letting fees, being 10% of the first year's rent (plus VAT).

Deposit:

A rental deposit may be requested.

EPC:

The EPC rating on this property is currently 'Band C'

Fixtures & Furnishings:

Carpets and blinds will remain in the ownership of the landlords.

Rent:

£16,400 per annum.

Services:

All mains services are connected to the property.

Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
54		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

