



Bell Street

Approximate Gross Internal Area 166.40 sq m / 1791.11 sq ft
 (Excluding Eaves)
 Ground Floor Area 1.60 sq m / 17.22 sq ft
 First Floor Area 111.52 sq m / 1200.39 sq ft
 Second Floor Area 53.28 sq m / 573.50 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.



Guide Price
£495,000

Bell Street

A fantastic opportunity to acquire a spacious Grade II Listed office building, with planning permission granted for residential use, in Henley Town Centre.

- Fantastic opportunity for conversion with planning granted
- Potential for spacious apartment over 2 floors
- Spacious reception room
- Six further good sized rooms
- Kitchen
- 2 x wc's
- **Henley Town Centre location**

An exciting development opportunity in Henley-on-Thames

- 📍 Henley Town Centre
- 📍 Marlow 7.5 miles
- 📍 Reading 8 miles
- 📍 M4 (J8/9) 10 miles
- 📍 London 36 miles
- ✈ Heathrow 22 miles





73a Bell Street

With planning permission granted for residential use (P24/S0895/FUL - May 2024), 73a Bell Street presents an exciting opportunity to create a spacious two storey apartment in the heart of Henley-on-Thames. This Grade II listed property is full of character with well proportioned rooms and exposed beams and would create a home of just under 1800sqft, just a short stroll from the town centre and River Thames. The property is entered off Bell Street up a flight of stairs to the first floor. The current configuration has a large reception room, with bay window, to the rear of the property, at the front of the property there are three further, good sized, rooms, with a kitchen and two wc's to the rear. The second floor of the property has a further two large rooms, plus an additional space that was previously used for storage.



Situation - Central Henley

Henley-on-Thames is an attractive market town situated in beautiful and unspoilt countryside, approximately 36 miles west of Central London. Henley offers a wide range of excellent shopping, prize winning restaurants as well as a 3 screen cinema and theatre. The town is world famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival and regional farmers markets. The prestigious Leander Club, well supported Rugby Club and Phyllis Court (a private members club), are all within walking distance. There are numerous primary and secondary schools as well as Henley College which also offers adult learning facilities. There is golf at Henley and Huntercombe, equestrian centres, racing at nearby Ascot, Windsor and Newbury, and excellent walks beside the river and in the nearby Chiltern Hills.



Services

Mains services: Mains electricity and water
 Council Tax: South Oxfordshire District Council, Band TBC
 Grade II Listed
 Tenure: 999 year leasehold with share of freehold



Directions

Postcode: RG9 1BD What3Words: ///quote.owner.retina

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
 Email: henley@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.