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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Retail/Class E



12-16, Market Place, Henley-on-Thames, Oxfordshire RG9 2AH

2,320 sq ft (215.53 sq m)

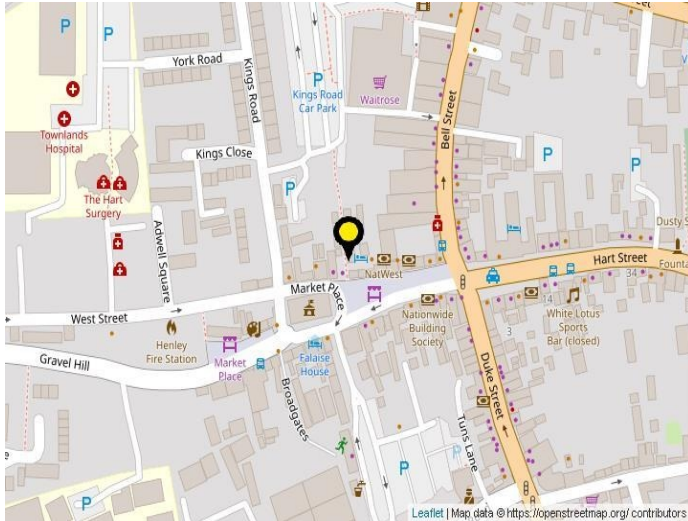
£100,000 per annum

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Location



Henley-on-Thames is a vibrant market town on the River Thames. Within its historic streets are an abundance of independent shops a selection of national chains and a thriving range of restaurants bistros cafes and pubs.

Description

Fully fitted large ground floor double fronted, retail/class E (includes restaurant use) unit in the prime location on Henley Market Place. The unit offers a large open plan area with air conditioning. Nearby retailers include Sweaty Betty, Crew Clothing, Starbucks, Pizza Express and Gail's Bakery.



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Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	2,320	215.53
Total Area	2,320	215.53

EPC

EPC B.

VAT

VAT is payable in respect of this property.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Terms

A new FRI lease for a term by arrangement direct from the landlord.

Business Rates

Rateable Value : £67,500

Previous rating.

Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: commercial@simmonsandsons.com

Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](http://www.rics.org)

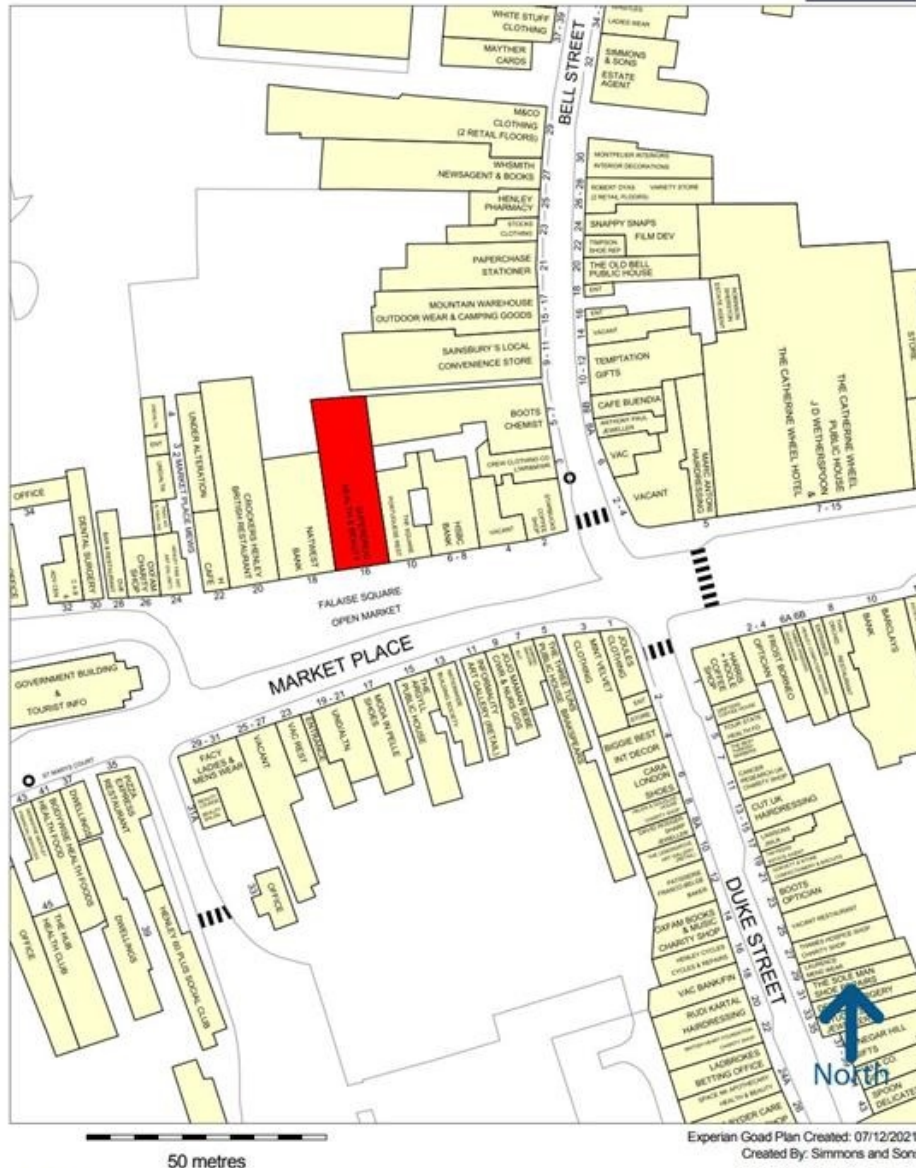
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