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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Retail



45 Bell Street, Henley-on-Thames, Oxfordshire RG9 2BA

806 sq ft (74.88 sq m)

£33,000 per annum

sales • lettings & management • commercial • development • rural

## SIMMONS & SONS

[www.simmonsandsons.com](http://www.simmonsandsons.com)

## 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

45 Bell Street is a prime ground floor Grade II listed retail unit with rear access and two parking spaces. The shop offers good retail space in Bell Street with nearby retailers including Waitrose, Cafe Nero, White Stuff, Coppa Club and The Bell Book Shop.



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## Accommodation

Floors	sq ft	sq m
Retail Area	496	46.08
Storage	310	28.8
<b>Total Area</b>	<b>806</b>	<b>74.88</b>

## EPC

EPC is rated D.

## VAT

VAT is not applicable.

## 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.

## Business Rates

Rateable Value : £25,500

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

## Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: [commercial@simmonsandsons.com](mailto: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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