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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Retail



62a Bell Street, Henley-on-Thames, Oxfordshire RG9 2BN

327 sq ft (30.38 sq m)

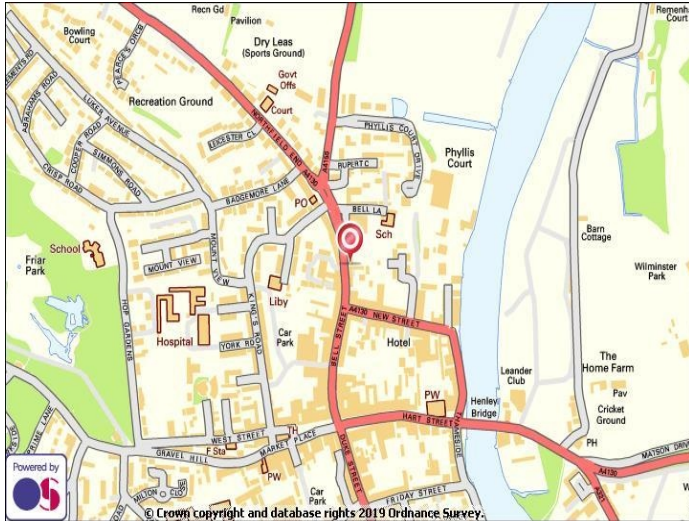
£15,000 per annum

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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. Located on Bell Street, close to its junction with New Street. Neighbouring occupiers include Savills and THP Solicitors.

Description

62a Bell Street provides a prominent mid terraced, self-contained, ground floor lock-up shop with the benefit of separate WC facilities. The property is grade II listed and is situated within the Henley Conservation Area.

Not suitable for takeaway, hairdresser or barber use.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	327	30.38
Total Area	327	30.38

EPC

Not applicable.

VAT

VAT is not payable in respect of the property.

Legal Costs

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

Terms

A new effective FRI lease for a term by arrangement.

Business Rates

Rateable Value : £8,500

Some businesses may be eligible for Small Business Rates Relief. Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 3005562.

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](https://www.rics.org/uk/for-members/standards-and-guidance/code-of-practice-on-commercial-leases/)

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