

Trusted since 1802

HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Retail/Office/Studio



48 Market Place, Henley-on-Thames, Oxfordshire RG9 2AG

1,131 sq ft (105.07 sq m)

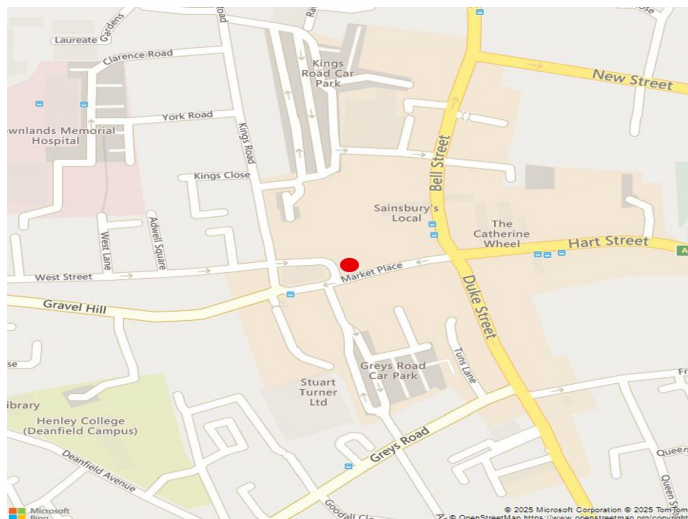
£32,000 per annum

## SIMMONS & SONS

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



## Location



Henley-on-Thames, famous for the Henley Royal Regatta and Henley Festival held each July, is one of the most scenic Thames Valley towns. It has an established commercial centre with excellent retail and leisure facilities.

## Description

48 Market Place is a ground floor and basement retail/office/studio space. It is very well presented and suitable for a variety of uses including a potential bar or cafe. The unit also includes a good size kitchen and a basement meeting room/treatment room.



## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	843	78.31
Basement	288	26.76
<b>Total Area</b>	<b>1,131</b>	<b>105.07</b>

## EPC

Awaiting updated EPC.

## VAT

VAT is elected and will be charged.

## Legal Costs

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

## Terms

A new flexible FRI lease for a term by arrangement. Rent is exclusive of all outgoings.

## Business Rates

Rateable Value : £34,000

Rates Payable : £16,966

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](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](https://www.rics.org/uk/for-you/your-business/leasing/)

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.

### Sales

32 Bell Street  
Henley-on-Thames  
Oxon  
RG9 2BH  
T: 01491 571111

### Lettings & Management

1 High Street  
Marlow  
Bucks  
SL7 1AX  
T: 01628 4843531

### Commercial

12 Wote Street  
Basingstoke  
Hants  
RG21 7NW  
T: 01256 840077

### Development

Peper Harrow  
The Estate Office  
Godalming  
GU8 6BQ  
T: 01483 418151

### Rural