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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Retail



63, Reading Road, Henley-on-Thames, Oxfordshire RG9 1AB

665 sq ft (61.78 sq m)

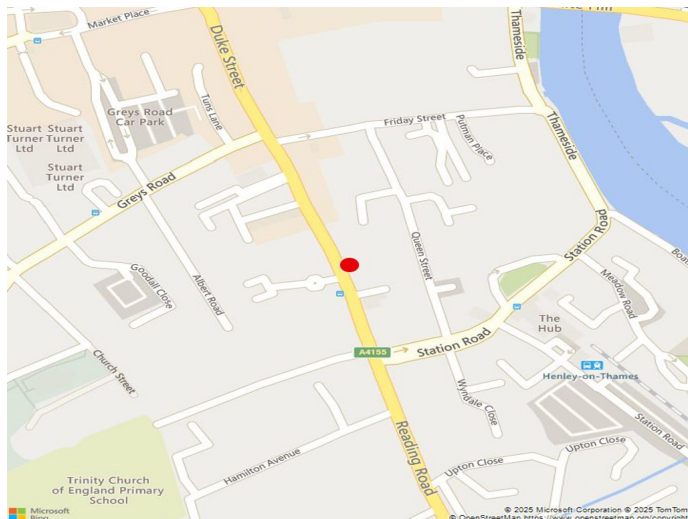
£25,000 per annum

## SIMMONS & SONS

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## 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

63 Reading Road is an attractive modern ground floor retail unit with outside canopy area. Currently trading as a hair salon, this unit could be used for a variety of retail uses within the planning use class E. The shop is located on a secondary pitch on the busy Reading Road, just five minutes walk from the town centre.



## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	525	48.77
Outside Canopy Area	140	13.01
<b>Total Area</b>	<b>665</b>	<b>61.78</b>

## EPC

The EPC rating for this property is pending.

## VAT

VAT is not currently 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 : £20,250

Rates Payable : £10,104.75

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

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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/)

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