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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# For Sale - Office



Old Brewery House, 86 New Street, Henley-on-Thames RG9 2BT

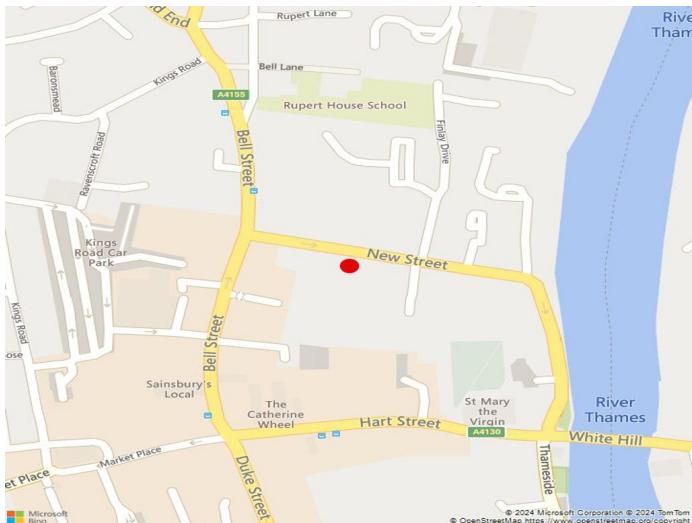
1,656 sq ft (153.84 sq m)

£610,000 for the freehold

**SIMMONS & SONS**

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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

Old Brewery House is a Grade II\* Listed office arranged over four floors just a few yards from the River Thames. The offices are very well presented and consist of two rooms on the ground, first and second floors. The WC facilities are in the well-appointed basement.



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## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	450	41.8
First Floor	409	38
Second Floor	420	39.02
Basement	377	35.02
<b>Total Area</b>	<b>1,656</b>	<b>153.84</b>

## EPC

EPC not applicable as the property is Grade II\* Listed.

## VAT

The sale will be subject to VAT.

## Legal Costs

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

## Terms

Freehold available - £610,000

## Business Rates

Rateable Value : £18,250

Rates Payable : £9,106.75

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

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://RICS)

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