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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Retail



28 Duke Street, Henley-on-Thames, Oxfordshire RG9 1UP

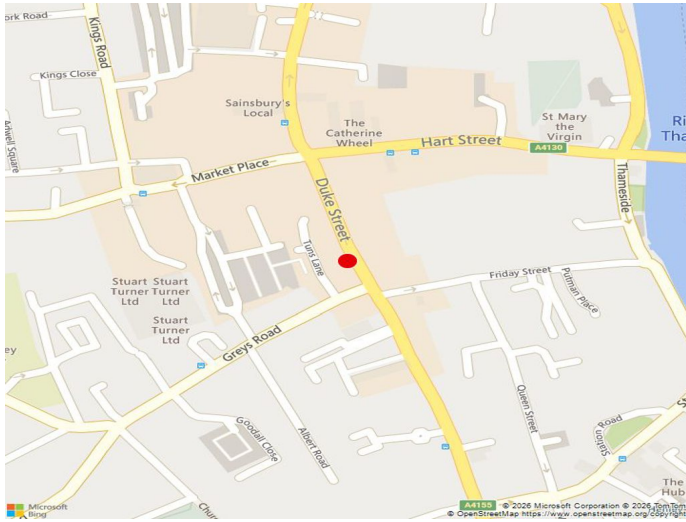
381 sq ft (35.39 sq m)

£20,000 per annum

**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.

28 Duke Street is located in Henley town centre on the principle road into the town from Reading. There are a number of quality well-established retail units in close proximity, including Boots opticians, Space NK, Vinegar Hill as well as numerous well-established local retailers.

## Description

28 Duke Street comprises an attractive ground floor retail unit with a front sales area, leading to a rear stock room, a small kitchenette and WC.



## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Sales area	299	27.78
Rear stores	63	5.85
Kitchenette	19	1.77
<b>Total Area</b>	<b>381</b>	<b>35.39</b>

## EPC

The EPC rating for this property is C.

## VAT

VAT is not payable in respect of this property.

## Legal Costs

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

## Terms

A new effective FRI lease for a term by arrangement.

## Business Rates

Rateable Value : £19,500

Rates Payable : £9,730.50

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://www.rics.org)

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