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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Studio/Retail/Workshop



18b, Bell Street, Henley-on-Thames, Oxfordshire RG9 2BG

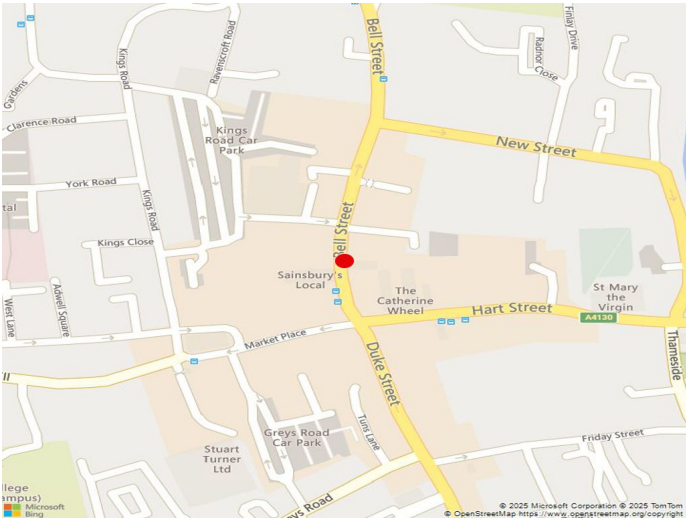
2,205 sq ft (204.84 sq m)

£22,000 per annum

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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

Ground and first floor studio/gym space in the heart of Henley town centre.

Situated through the archway off Bell Street, this studio space offers good open-plan workout/workshop/studio accommodation. In addition, the property also benefits from 2 separate shower rooms, sauna and separate wc facilities.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	1,228	114.08
Shower Rooms/WC	238	22.11
First Floor	739	68.65
Total Area	2,205	204.84

EPC

The EPC rating is C.

VAT

VAT is 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 : £24,750
Rates Payable : £10,692
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

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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Sales	Lettings & Management	Commercial	Development	Rural
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