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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Retail



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

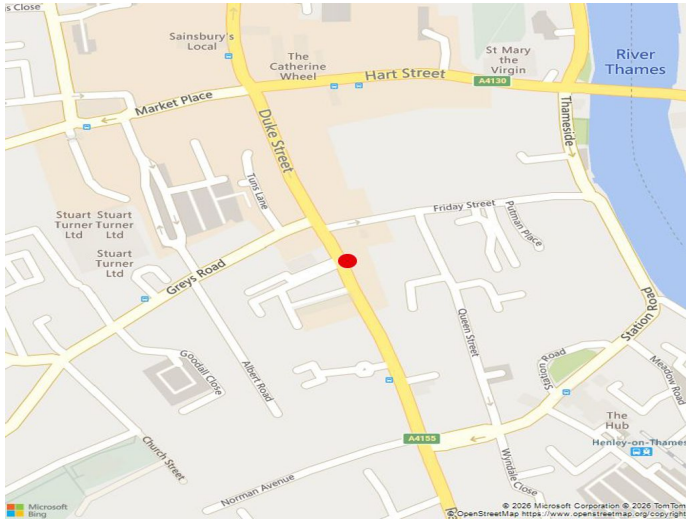
1,524 sq ft (141.58 sq m)

£28,000 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.

## Description

Ground floor and basement retail unit to let. The shop benefits from a double frontage window display with side and rear access (currently blocked up). It is currently let until December 2029 at £28,000 per annum.

A new lease direct with the landlord would also be considered.



## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor Retail	1,304	121.14
Basement	220	20.44
<b>Total Area</b>	<b>1,524</b>	<b>141.58</b>

## EPC

Awaiting EPC. The previous rating for this property was B.

## VAT

The building is not subject to VAT.

## Legal Costs

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

## Terms

Assignment of the existing lease expiring 12th December 2029. Current rent £28,000 p.a. exclusive. A new lease for a longer term may also be available subject to terms.

## Business Rates

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.org)

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