

Trusted since 1802

HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Office/Retail



Speakers House, 44 Hart Street, Henley-on-Thames, Oxfordshire RG9 2AU

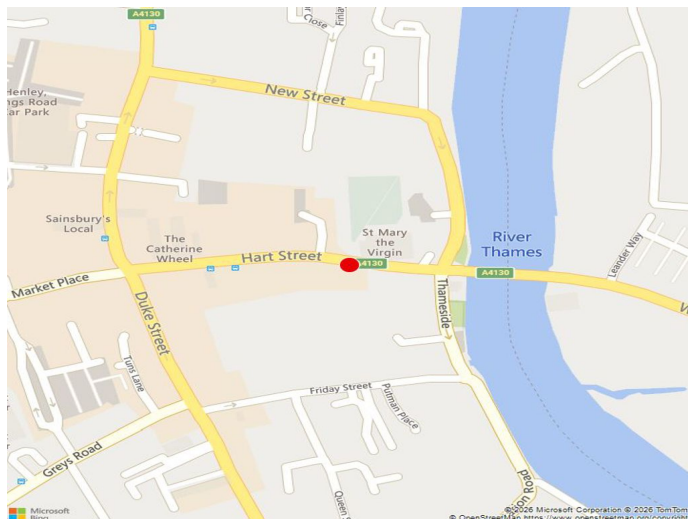
1,196 sq ft (111.11 sq m)

£40,000 per annum

SIMMONS & SONS

www.simmonsandsons.com

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

Speakers House is an attractive Grade II Listed ground floor double fronted period retail/office unit in the heart of the town centre and just a few yards from the River Thames.

The space benefits from 4 car parking spaces and fronts the very busy Hart Street directly opposite St Mary's Church. Other nearby occupiers include Giggling Squid, Hart Street Tavern, Courtiers and Zizzi.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	1,024	95.13
Basement	172	15.98
Total Area	1,196	111.11

EPC

The EPC rating for this property is pending.

VAT

VAT is elected and will be charged.

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 : £23,000

Rates Payable : £9,936

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://RICS.org)

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Sales

Lettings & Management

Commercial

Development

Rural

32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 4843531

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Peper Harrow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151