To Let - Clinic/Office

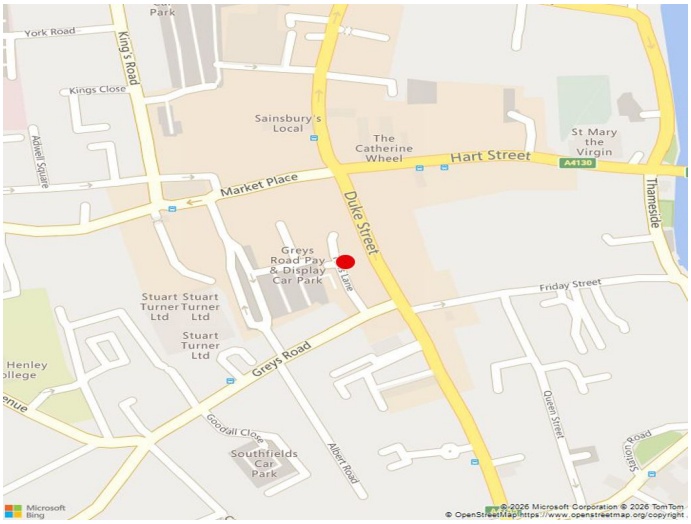


First & Second Floors, 24a Tuns Lane, Henley-on-Thames RG9 1SA

1,133 sq ft (105.26 sq m)

£23,000 per annum

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

24a Tuns Lane consists of first and second floor offices / clinic space overlooking Duke Street and accessed off Tuns Lane at the rear. The space is divided into a number of treatment rooms with approximately 839 sq ft on the first floor and 294 sq ft on the second floor. In addition there are separate shower and wc facilities.



Accommodation

The accommodation comprises the following net internal areas: 1,133 sq ft

Floors	sq ft	sq m
First Floor	839	77.94
Second Floor	294	27.31
Total Area	**1,133**	**105.26**

EPC

The EPC rating for this property is pending.

VAT

VAT is not applicable.

Legal Costs

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

Terms

A new FRI lease is available on a term to be agreed.

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

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