To Let - Retail/Office

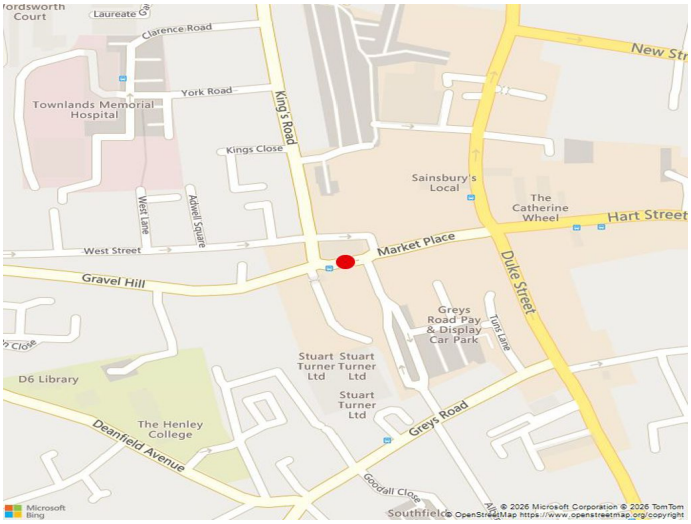


Ground Floor, 43 Market Place, Henley-on-Thames, Oxfordshire RG9 2AA

727 sq ft (67.54 sq m)

£20,000 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

43 Market Place is a Grade II Listed building with an open plan ground floor retail/office space in the heart of the town centre with a separate small rear meeting room that has rear access. In addition, there is a small basement housing the gas fired boiler serving the central heating which is shared with the first floor offices. Other nearby retailers include Pizza Express, Facy, Pavilion and Gails Bakery.



Accommodation

Floors	sq ft	sq m
Ground Floor	522	48.49
Basement	205	19.04
Total Area	**727**	**67.54**

EPC

A new EPC is pending.

VAT

VAT is not elected.

Legal Costs

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

Terms

Available on a new lease on a term to be agreed.

Business Rates

Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562. New assessment will be required for the ground floor.

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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