To Let - Office/Clinic

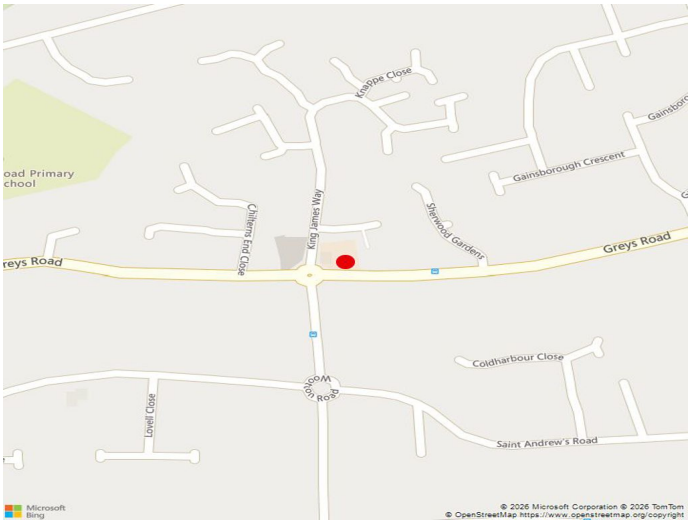


122, Greys Road, Henley-on-Thames, Oxfordshire RG9 1QW

583 sq ft (54.16 sq m)

£13,000 per annum

Location



Henley-on-Thames is a vibrant Georgian 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.

Situated on Greys Road, in a prominent secondary location, a short distance from Henley town centre.

Description

122 Greys Road is part of a retail parade and comprises a self-contained first-floor office unit with a ground floor reception entrance plus small store, first floor kitchenette and WC.
* FREE COMMUNAL PARKING OPPOSITE, off King James Way *



Accommodation

The accommodation comprises the following net internal areas: 583

Floors	sq ft	sq m
1st floor	583	54.16
Total Area	**583**	**54.16**

EPC

The EPC rating for this property is pending.

VAT

VAT is not payable in respect of this property.

Legal Costs

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

Terms

A new effective FRI lease for a term to be agreed.

Business Rates

Rateable Value : £7,700
Some businesses may be eligible for small business rates relief.
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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