To Let - Office/Retail

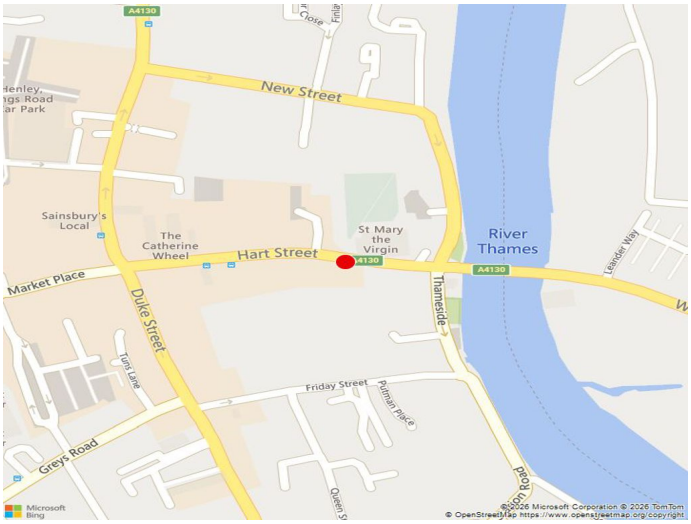


Speakers House, 44 Hart Street, Henley-on-Thames, Oxfordshire RG9 2AU

1,196 sq ft (111.11 sq m)

£40,000 per annum

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

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