For Sale - Office

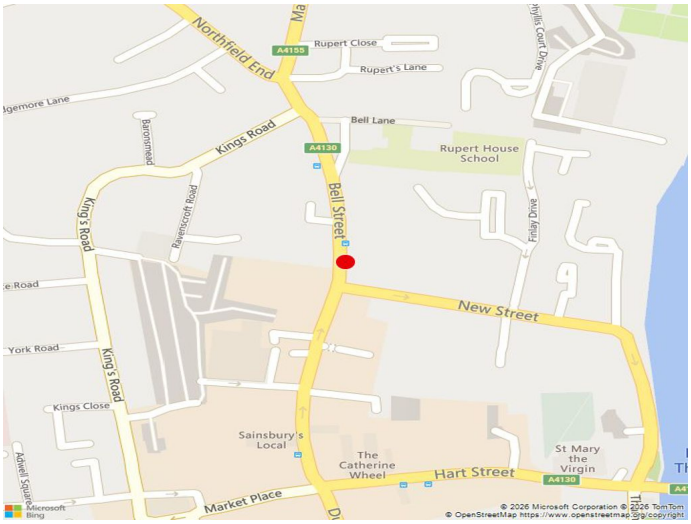


64, Bell Street, Henley-on-Thames, Oxfordshire RG9 2BN

1,605 sq ft (149.1 sq m)

£650,000 for the freehold

Location



Henley-on-Thames is a vibrant 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.

Description

The offices at 64 Bell Street comprise a self-contained, Grade II listed building with high quality office accommodation over all three floors, with a courtyard garden to the rear and separate storage building accessed from the garden.



Accommodation

The accommodation comprises the following net internal areas: 1,605

Floors	sq ft	sq m
Ground floor offices	602	55.93
First floor offices	561	52.12
Second floor office/boardroom	300	27.87
Separate storage building	142	13.19
Total Area	**1,605**	**149.1**

EPC

EPC 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

The freehold is available for purchase with vacant possession. £640,000.

Business Rates

Rateable Value : £22,000
Rates Payable : £9,504
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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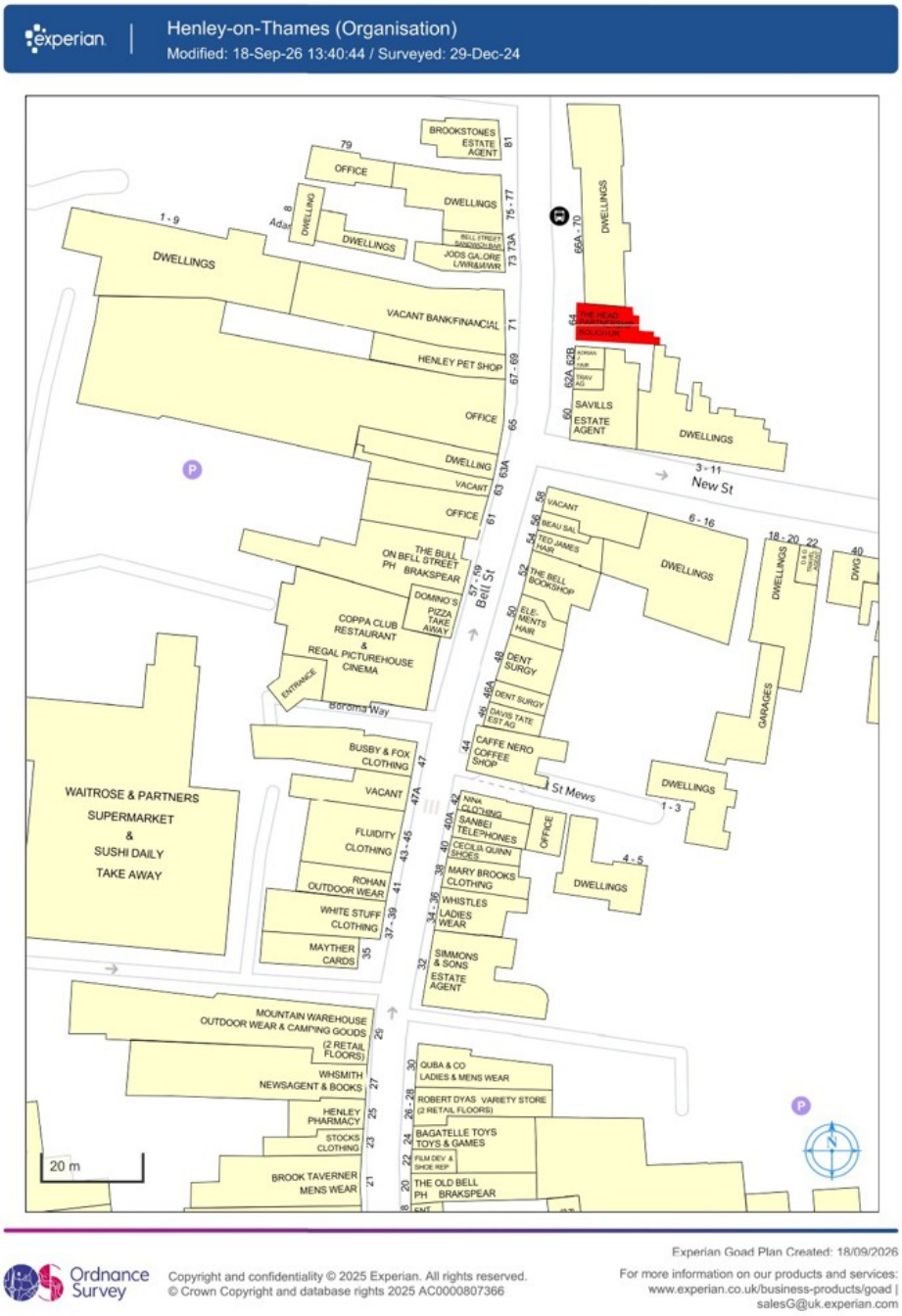

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