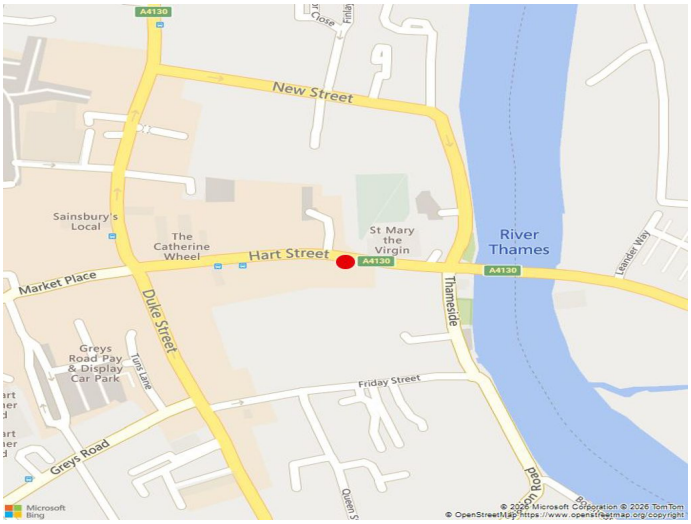
For Sale - Investment/Residential/Restaurant

40, Hart Street, Henley-on-Thames, Oxfordshire RG9 2AU

2,719 sq ft (252.6 sq m)

£950,000 for the freehold

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.

Description

40 Hart Street is a prominent Grade II listed restaurant and residential investment for sale in the heart of Henley-on-Thames. The unit has a ground floor area of 2,719 sq ft. In addition there are 7 bedrooms and a kitchen on the first and second floors plus a rear garden area. It is currently let to Chokdee Ltd with a guarantor from Giggling Restaurants Ltd from 25th December 2021 for 20 years with no break notices. Current rent is £65,000 per annum with the rent review due in December 2026. ERV approximately £68,000 per annum.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor restaurant	1,271	118.08
Ground floor ancillary	759	70.51
Basement	313	29.08
Outdoor space	303	28.15
Outside store	151	14.03
First Floor 4 bedrooms	-->	
Second floor 3 bedrooms	-->	
Third floor attic room	-->	
Total Area	**2,719**	**252.6**

EPC

The EPC rating for this property is pending.

VAT

The building is elected for VAT.

Legal Costs

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

Terms

The freehold is available for purchase subject to the occupational leases and subject to contract and exclusive of VAT.

Business Rates

Rateable Value : £59,000
Rates Payable : £25,370
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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Henley-on-Thames (Organisation)
Modified: 14-Jul-26 08:57:44 / Surveyed: 29-Dec-24

Ordnance Survey
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