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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Office



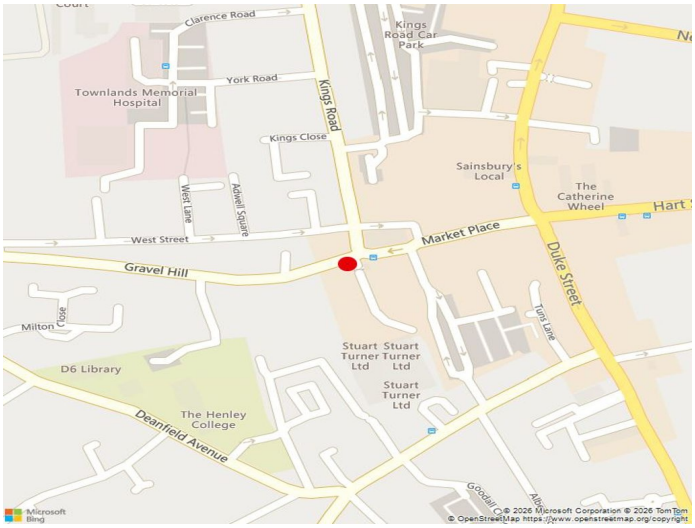

47b Broadgates Ground Floor, Market Place, Henley-on-Thames RG9 2AD

1,233 sq ft (114.55 sq m) £22,000 per annum

SIMMONS & SONS

www.simmonsandsons.com

## 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

Ground floor office in a Grade II Listed terraced building with good quality character accommodation on the ground floor, with further storage in the basement. The building has a number of period features including exposed beams and brickwork, and is presented to a high standard and has separate male and female WC facilities. The property can be accessed from Gravel Hill and from Broadgates. There are 2 parking spaces available on a separate licence at £1000 p.a. per space.



## Accommodation

The accommodation comprises the following net internal areas:

| Floors | sq ft | sq m |
|---|---|---|
| Ground floor office | 866 | 80.45 |
| Basement | 367 | 34.09 |
| **Total Area** | **1,233** | **114.55** |

## EPC

EPC E.

## VAT

VAT is not applicable on 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 by arrangement.

## Business Rates

Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562. If let as a single suite a new rating assessment will be required.

## 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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