To Let - Office

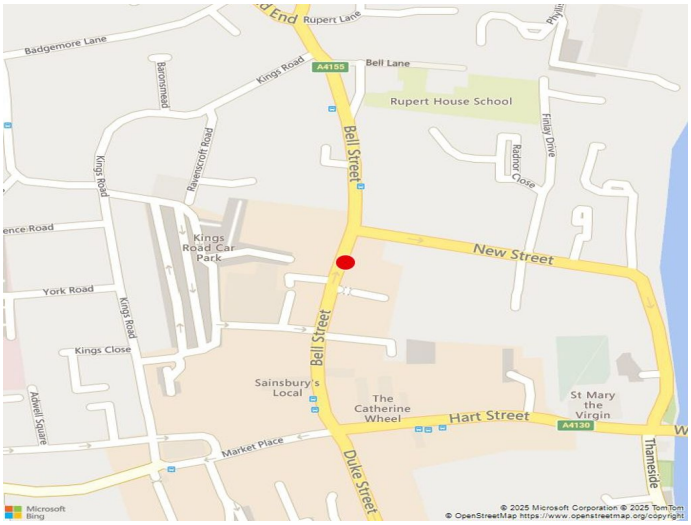


50a, Bell Street, Henley-on-Thames, Oxfordshire RG9 2BG

1,032 sq ft (95.87 sq m)

£13,000 per annum

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

First and second floor offices in the heart of the town centre with their own ground floor entrance on Bell Street.
The building is grade II listed. The offices also benefit from a kitchen and separate small store room. The offices will be freshly decorated and new carpets fitted.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
First Floor	561	52.12
Second Floor	471	43.76
Total Area	**1,032**	**95.87**

EPC

EPC not applicable.

VAT

VAT is not applicable.

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 : £20,000
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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