For Sale/To Let - Office

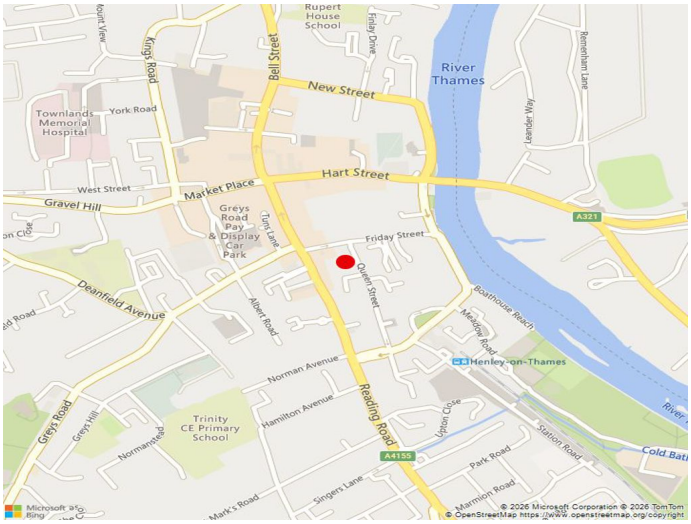


8, Friday Street, Henley-on-Thames, Oxfordshire RG9 1AH

1,971 sq ft (183.11 sq m)

£675,000 for the freehold £48,000 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.
8 Friday Street is in the heart of the town centre and within an easy walk of the river, train station and shops.

Description

8 Friday Street is at the rear and accessed through the archway off of Friday Street. Good quality town centre ground floor open plan offices with 4 parking spaces.
There is gas central heating via radiators and air cooling/air conditioning, a kitchen and separate wc facilities.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground floor Office	1,971	183.11
Total Area	**1,971**	**183.11**

EPC

The EPC rating for this property is C.

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

Available for sale at £675,000. The owners may also consider renting on a new lease at £48,000 p.a.

Business Rates

Rateable Value : £34,750
Rates Payable : £15,012
Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

Contact

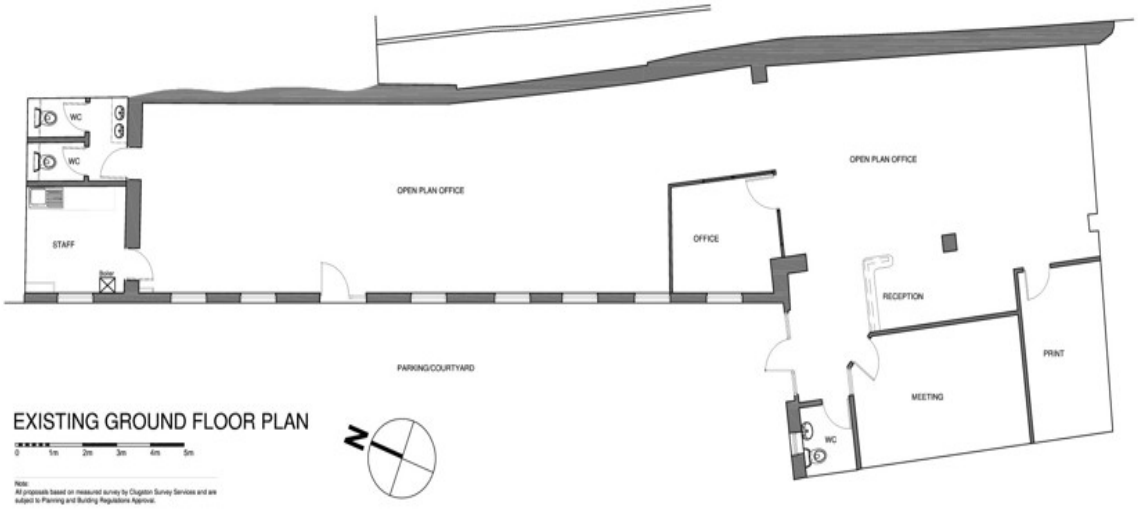
Strictly by appointment with the Sole Marketing Agents:

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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Notes:

Revision	Description	Date Issued	Drawn By	Checked By

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Project: 8 FRIDAY STREET HENLEY ON THAMES

Description: EXISTING GROUND FLOOR PLAN

Client: SIMPSON ASSOCIATES

Date: SEP 16

Scale: 1.100@A3

Status: PLANNING

Drawn: LD

Checked: RK

Job No: 14.538

Drawing No: 1310

Rev:

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