# To Let - Retail/Public House/Studio

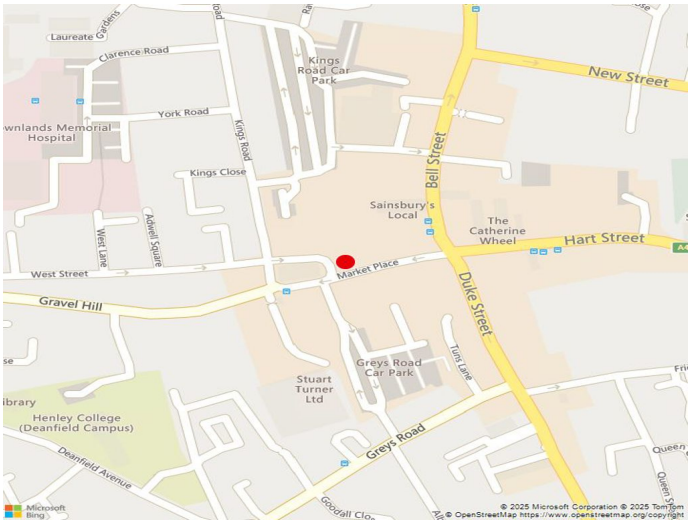


48, Market Place, Henley-on-Thames, Oxfordshire RG9 2AG

1,131 sq ft (105.07 sq m)

£35,000 per annum

## Location




Henley-on-Thames, famous for the Henley Royal Regatta and Henley Festival held each July, is one of the most scenic Thames Valley towns. It has an established commercial centre with excellent retail and leisure facilities.

## Description

48 Market Place is a ground floor and basement retail/office/studio space. It is very well presented and suitable for a variety of uses including a potential bar or cafe. The unit also includes a good size kitchen and a basement meeting room/treatment room.




## Accommodation

The accommodation comprises the following net internal areas: 1,131 sq ft

| Floors | sq ft | sq m |
|---|---|---|
| Ground Floor | 843 | 78.31 |
| Basement | 288 | 26.76 |
| **Total Area** | **1,131** | **105.07** |

## EPC

The EPC rating is B.

## 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

A new flexible FRI lease for a term by arrangement. Rent is exclusive of all outgoings.

## Business Rates

Rateable Value : £35,250
Rates Payable : £13,465.50
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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