To Let - Retail

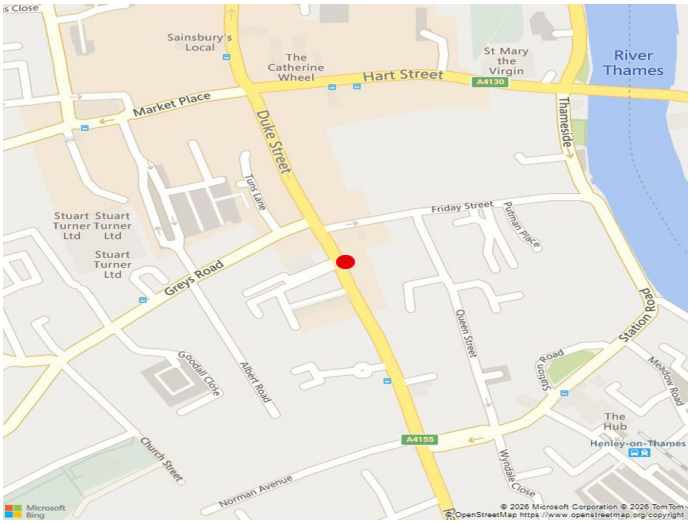


7, Reading Road, Reading, Henley-on-Thames, Oxfordshire RG9 1AB

1,524 sq ft (141.58 sq m)

£28,000 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

Ground floor and basement retail unit to let. The shop benefits from a double frontage window display with side and rear access (currently blocked up). It is currently let until December 2029 at £28,000 per annum.

A new lease direct with the landlord would also be considered.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor Retail	1,304	121.14
Basement	220	20.44
Total Area	**1,524**	**141.58**

EPC

Awaiting EPC. The previous rating for this property was B.

VAT

The building is not subject to VAT.

Legal Costs

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

Terms

Assignment of the existing lease expiring 12th December 2029. Current rent £28,000 p.a. exclusive. A new lease for a longer term may also be available subject to terms.

Business Rates

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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