For Sale - Office

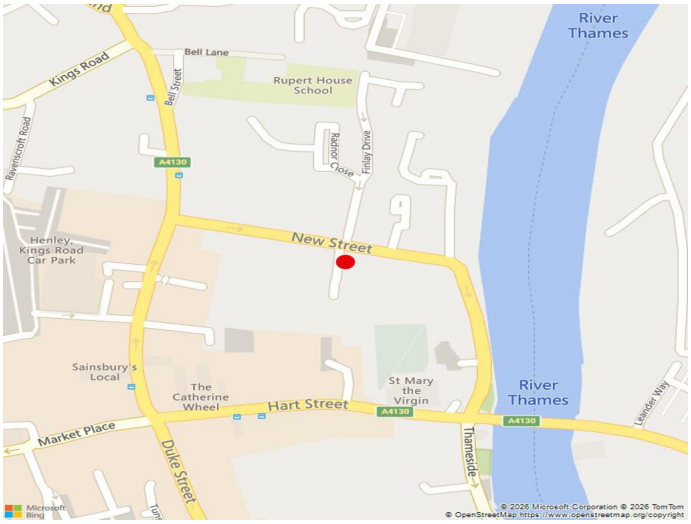


21 Old Brewery Lane, New Street, Henley-on-Thames RG9 2DE

756 sq ft (70.23 sq m)

£360,000 for the long leasehold

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

21 Old Brewery Lane, is one of a small number of high quality office conversions in the former Brakspear's Brewery site. The offices are conveniently located a short distance from Henley-on-Thames town centre and the riverside. The accommodation benefits from a pleasant courtyard setting and provides open plan offices looking onto New Street with good natural light and air-conditioning and a car parking space.



Accommodation

The accommodation comprises the following net internal areas: 756 sq ft

Floors	sq ft	sq m
Ground Floor Office	534	49.61
First Floor Office	222	20.62
Total Area	**756**	**70.23**

EPC

EPC rating D.

VAT

VAT is applicable in respect of this property.

Legal Costs

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

Terms

£395,000 for the long leasehold plus a share of the freehold interest.

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

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.