

Trusted since 1802

HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Storage



Jackson's Lodge Store, Fawley Bottom Lane, Fawley Bottom, Henley-on-Thames RG9 6JJ

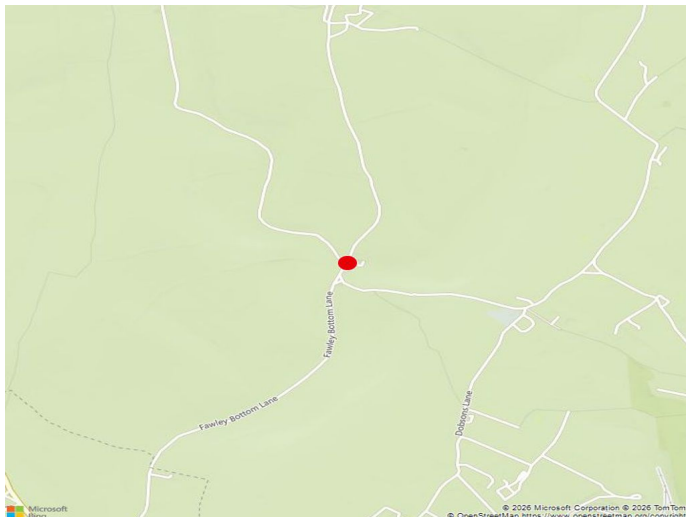
1,772 sq ft (164.62 sq m)

£18,000 per annum

SIMMONS & SONS

www.simmonsandsons.com

Location



Located on Fawley Bottom Lane which runs north-east off the B480 Stonor road. Jackson's Lodge is within 10 minute drive of 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

Jackson's Lodge Store is a steel portal frame unit with roller shutter door. The site offers ample yard parking with oil radiator heating (shared), cesspit drainage (shared) and its own wc facilities. In addition, there is a 750 sq ft office with full working commercial kitchen unit with oven/hob fuelled by LPG. This can be rented as a separate self contained unit at £11,250 per annum. Hours are Monday - Friday 8am - 6pm.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Store	1,772	164.62
Total Area	1,772	164.62

EPC

The EPC rating for this property is D.

VAT

This property is not currently registered for VAT but the landlord reserves the right to change this.

Legal Costs

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

Terms

A new lease is available on a term to be agreed.

Business Rates

Interested parties should make their own enquiries directly with Wycombe District Council Business Rates Department on 01494 461000.

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](https://www.rics.org/uk/for-the-industry/property/leasing/code-of-practice-on-commercial-leases/)

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.

Sales

32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

Lettings & Management

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 4843531

Commercial

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Development

Peper Harrow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151

Rural