

RETAIL UNIT TO LET

# 3 BELL STREET HENLEY ON THAMES RG9 2BA

**bf.**  
brasier freeth



# 3 BELL STREET HENLEY ON THAMES

RG9 2BA

Retail Opportunity  
**TO LET**

## KEY DETAILS

- Prime town centre location
- Located on Bell Street, close to Market Place
- Adjacent to Starbucks
- External rear area which might suit customer seating
- New lease available subject to vacant possession

## LOCATION

The property is situated on Bell Street in Henley-on-Thames, adjacent to Starbucks and Boots Chemist, opposite Cote and Un Dimanche A Paris.

Bell Street is the prime trading location which leads to Market Place, Duke Street and Hart Street.

Other nearby occupiers include Holland & Barratt, Brook Taverner, Mountain Warehouse, Sainsbury's Local, Sweaty Betty and the recently opened The White Company store.



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## DESCRIPTION

The property comprises a retail unit arranged over ground floor with rear storage provision along with first/second floor ancillary space accessed externally.

## ACCOMMODATION

The property has the following approximate dimensions and floor areas:

|                      |               |              |
|----------------------|---------------|--------------|
| Internal width       | 5.23 m        | 17 ft 2 ins  |
| Shop depth           | 14.99 m       | 34 ft 8 ins  |
| Floor                | Size Sq.m     | Size Sq.ft   |
| Ground floor retail  | 80.17         | 863          |
| Ground floor storage | 15.98         | 172          |
| First Floor anc      | 31.24         | 347          |
| Second Floor anc     | 21.92         | 236          |
| <b>Total</b>         | <b>149.31</b> | <b>1,618</b> |



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## TERMS

The property is available on a new full repairing and insuring lease basis.

## RENT

£55,000 per annum exclusive.

## EPC

Further details available upon request. C-60.

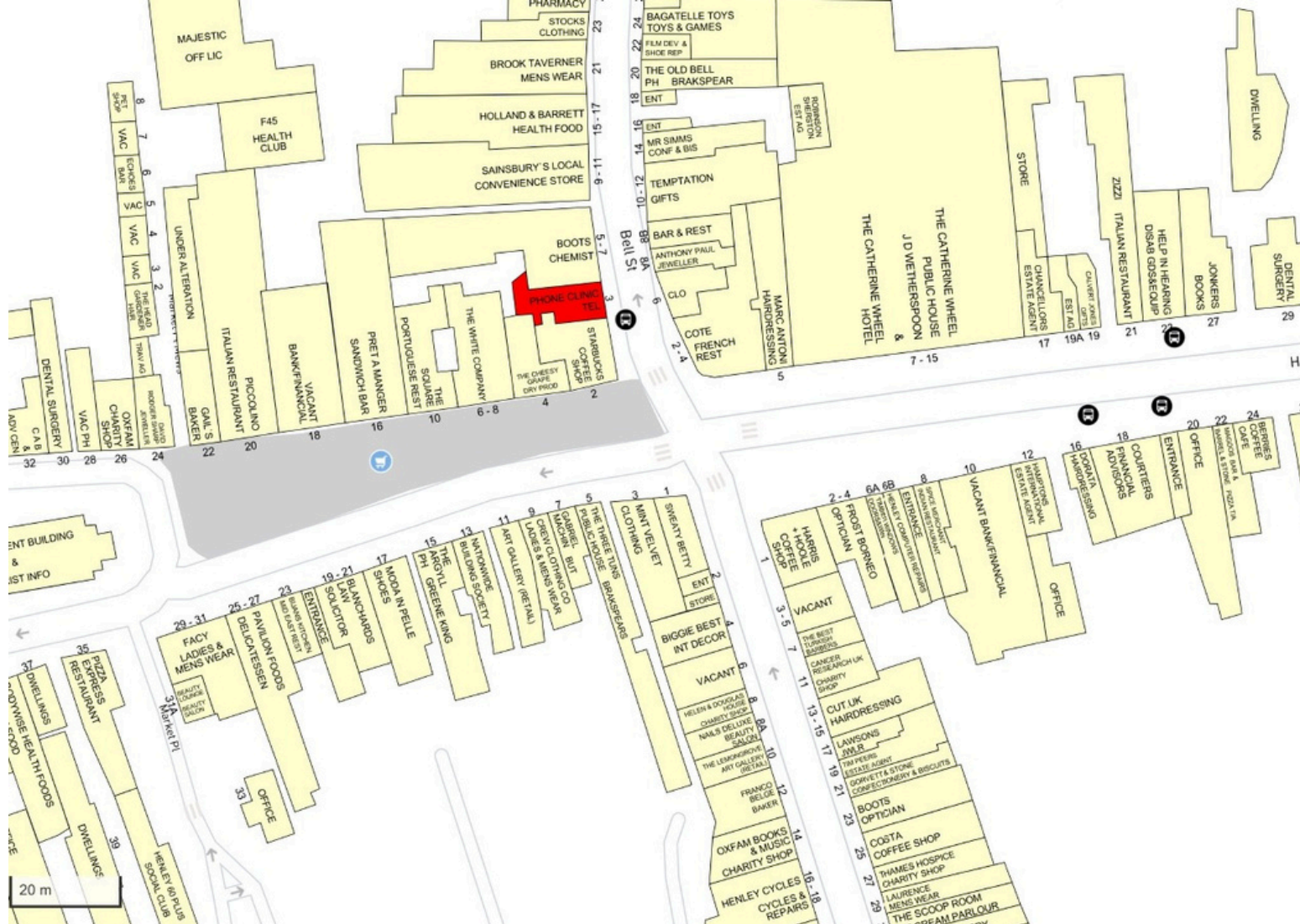
## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £47,750.

For rates payable please refer to the Local Charging Authority, South Oxfordshire Council - 01235 422422.

## LEGAL COSTS

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



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