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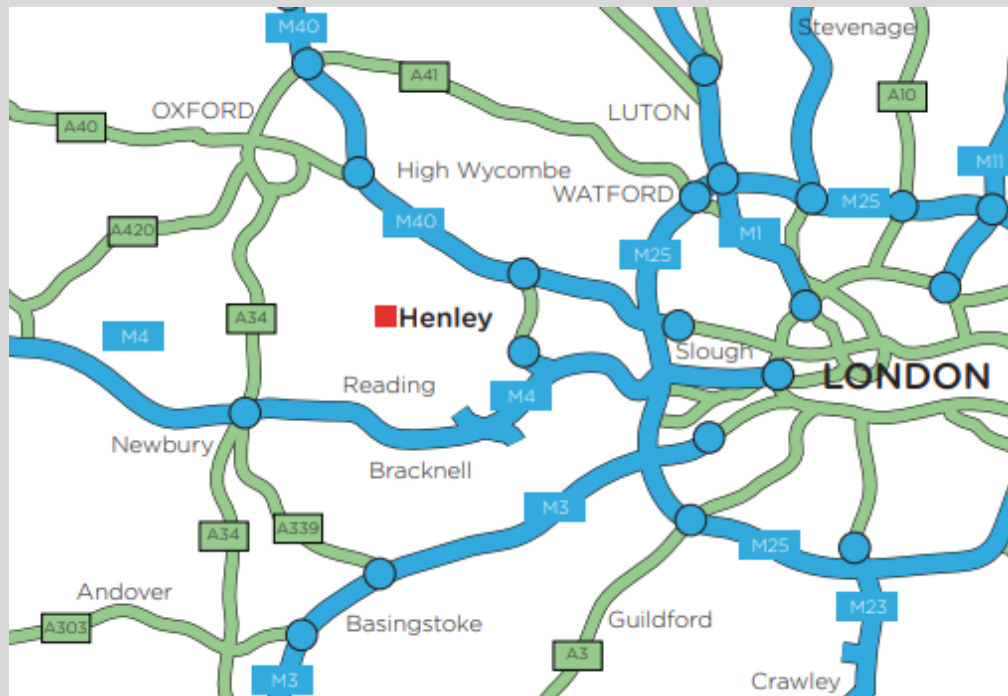
For Sale, Potential Development with substantial ground floor, Retail/Class E
25 Thameside, Henley-on-Thames, Oxfordshire RG9 2LJ

Offers invited in excess £1,700,000

Location

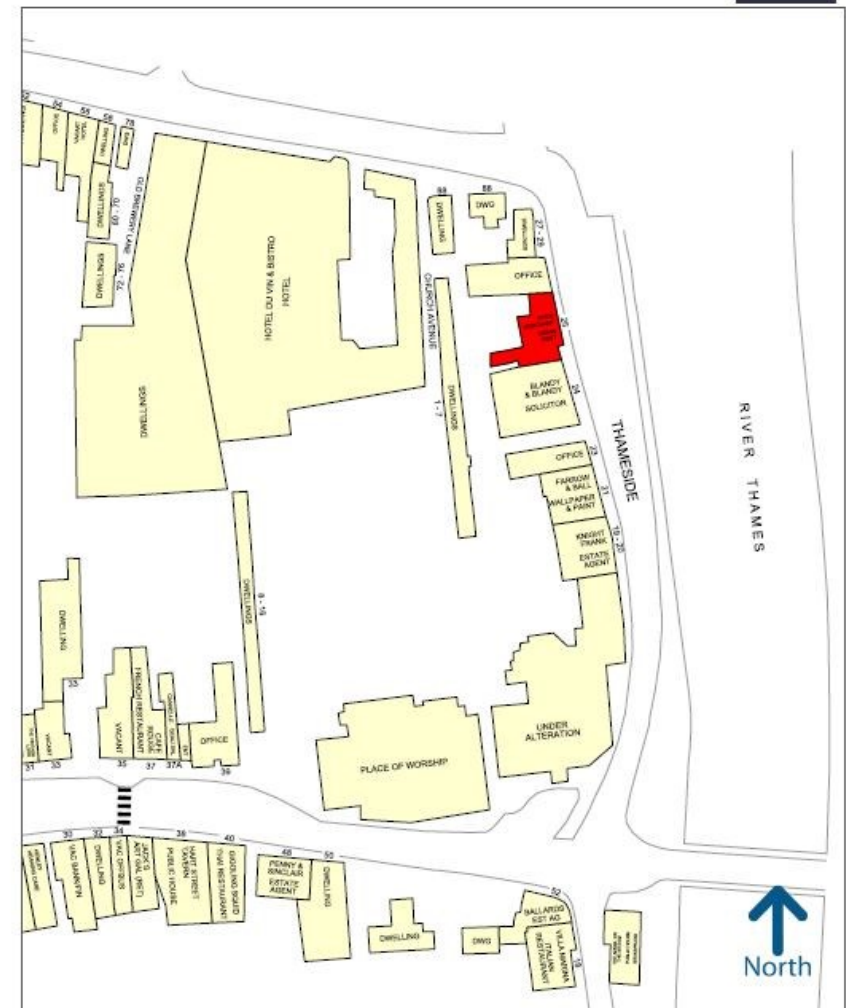
Henley-on-Thames is a vibrant market town on the River Thames. It has an abundance of independent shops, a selection of national chains and a thriving range of restaurants, bistros, cafes and pubs. Famous for the world renowned Henley Royal Regatta and Henley Festival. Set beside the River Thames, the town is situated 38 miles west of central London, 10 miles north of Reading and 25 miles from central Oxford.

Henley benefits from good transport links to both the M4 (J8/9) and the M40 (J6) and has the addition of regular train services to London Paddington, with an average time of 45 minutes at peak times. On completion of the Elizabeth line, Henley will see commuter times reduced, with confirmation that Twyford Railway Station (5 miles) will be the penultimate station before Reading. Maidenhead is just 10 miles and the next stop on the new Elizabeth line to London.



Henley-on-Thames

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50 metres

Experian Goad Plan Created: 20/07/2021
Created By: Simmons and Sons



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Town Planning & Development Potential

Our clients have instructed planning consultants and architects to carry out a thorough review of the potential for development of this Grade II Listed Riverside property and a pre-application process with SODC was completed in February 2019.

The Planning Authority have confirmed that their *'officers would support the principle of changing the use of part of the property and formation to two residential units'*. Further details on request.

In addition planning was granted in June 2021 (P21/S1485 /FUL) to convert and extend an 8 person HMO to provide one residential dwelling at first floor of approx 1790 sq ft, with alterations and ground floor alterations to the restaurant. (Amendment to previously approved applications P20/S1165/FUL and P20/S1166/LB). Full details can be seen here: [Click Here](#). Interested parties to make their own enquiries at SODC tel. 01235 422422.



Description

A traditional two storey building dating back to the 17th century. The property has in recent years been the location of the Spice Merchant a successful high end Indian restaurant for almost 20 years. The ground floor consists of two substantial restaurant areas plus a rear terrace garden. There is additional first floor ancillary accommodation. Extensive works in the restaurant has provided a modern bar, kitchen and seating areas with a total of approx 120 covers. There is separate access through a former carriage entrance that fronts the river, leading to a self-contained staircase serving the first floor.

Nearby tenants on Thameside include Farrow & Ball, Knight Frank, Blandy & Blandy Solicitors and The Relais Henley Hotel former Red Lion Hotel which features Mosimann's of London Restaurant.

Accommodation (GIA)

Existing Ground Floor Restaurant	3,498 sq ft (324.97 sq m)
First Floor Staff Accommodation	927 sq ft (86.11 sq m)

TOTAL Existing **4,425 sq ft (411.08 sq m)**

Planning Permission Areas

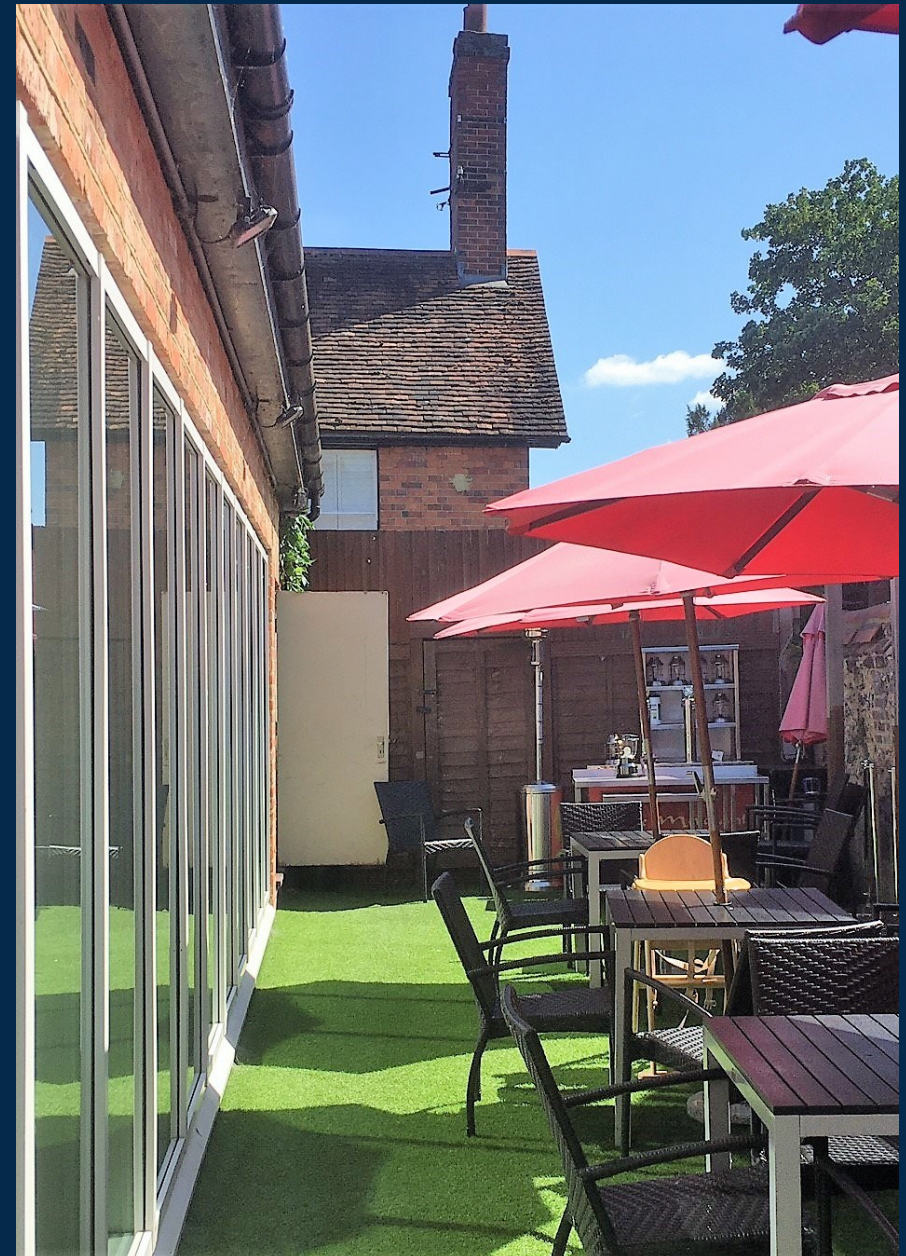
Ground Floor	3,384 sq ft (314.4 sq m)
First Floor Flat	1,790 sq ft (166.2 sq m)

TOTAL Proposed **5,174 sq ft (480.6 sq m)**

Car Parking

The property is offered with the benefit of 4 private car spaces located opposite the restaurant adjacent to the Thames moorings, at a rent of £1,700 p.a. per space on a 10 year lease via separate negotiation by a third party.

Rear Garden Terrace





EPC

D

VAT

VAT is payable in respect of this property.

LEGAL COSTS

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

TERMS

Available freehold with vacant possession

Subject to Contract.

PROPOSAL

Offers invited for the freehold in excess of £1,700,000 subject to contract.

Web site: simmonsandsons.com

VIEWINGS

Strictly by appointment with the Joint Sole Marketing Agents:

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