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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

For Sale - Investment - Retail



19-21 Bell Street, Henley-on-Thames, Oxfordshire RG9 2BA

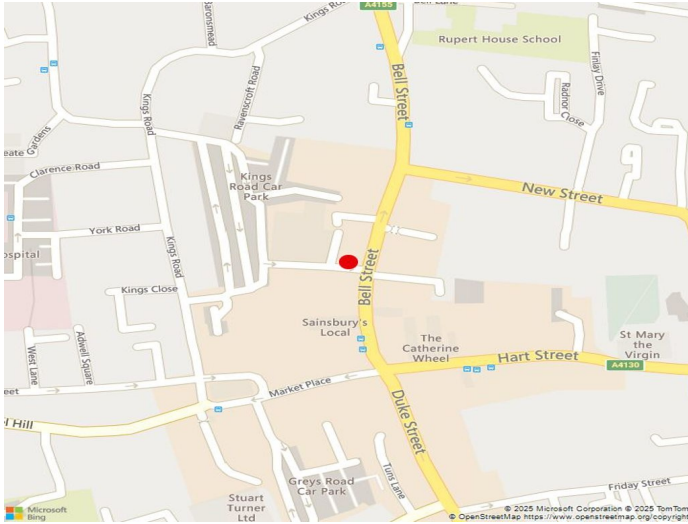
2,600 sq ft (241.54 sq m)

£975,000 for the long leasehold

SIMMONS & SONS

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Location



Henley-on-Thames is a vibrant market town on the River Thames. With its abundance of independent shops a selection of national chains and a thriving range of restaurants bistros, cafes and pubs. The subject property occupies a 100% prime retail location on Bell Street, a principal retail position in Henley-on-Thames.

Description

The property comprises a mid terrace ground floor retail unit in a prime location on a busy road in the centre of Henley-on-Thames. The property is let to clothing retailer, Brook Taverner, at £75,000 per annum on a term of 10 years from May 2023 with no break clauses. Please refer to the legal pack for more information.



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.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	2,600	241.54
Total Area	2,600	241.54

EPC

The EPC Rating is 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

Leasehold - A new 999 year lease to be granted on completion. Investment let at £75,000 per annum (7.69% GIY on Guide). Quoting £975,000.

Business Rates

Rateable Value : £63,000

Rates Payable : £34,965

Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

Contact

Strictly by appointment with the Joint Marketing Agents:

John Jackson - Simmons & Sons
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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-you/your-business/leasing/code-of-practice/)

Sales

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Rural

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